

STATE OF NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS COUNCIL ON AFFORDABLE HOUSING PETITION APPLICATION



This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section. To use this document electronically, use the TAB KEY to navigate from field to field. Enter data or use the Right Mouse Button to check boxes.

MUNICIPALITY	Wantage Township	COUNTY	Sussex County
COAH REGION SPECIAL RESOURCE AREA(S)	<u>One</u> .	PLANNING AREA(S)	4,4b and 5
PREPARER NAME	David R. Troast, P.P., A.I.C.P.	TITLE	Consulting Planner
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MUNICIPAL HOUSING			
LIAISON	James Doherty	TITLE	Administator
EMAIL	Administrator@Wantagetwp- Nj.Org	PHONE NO.	(973) 875-7192
ADDRESS	888 State Hwy. 23 Wantage, Nj 07461	FAX NO.	(973) 875-0801
Enter the date(s) that COAH granted of Compliance (JOC) on the Housing	Substantive Certification or Element and Fair Share Plan	that the Court grant	ed a Judgment
History of Approvals	COA	AH JOC N	<u>//A</u>
First Round	1/9/1	989	
Second Round	1/3/1		ī
Extended Second Round			j
Does the Petition include any request If Yes, Please note rule section from section: Page 34 or end of application			□No arrative

FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

Included	On File	Required Docum	nentation/In	formation	
\boxtimes		Certified Planni Housing Element	Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan		
\boxtimes		Certified Gover Housing Elemen box):	ning Body t & Fair Sha	Resolution endors are Plan and either (sing an adopted check appropriate
		Petitioning	Filing	Re-petitioning	Amending Certified Plan
		Service List (in the	he new forma	t required by COAH	D)
\boxtimes		draft and/or adop	ted ordinance	Fair Share Plan na es necessary to imple	ement the Plan)
⊠ □N/A		If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4			
⊠ □N/A		If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report			
\boxtimes		Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan)			
		Municipal Zoning Ordinance (most recently adopted) ¹ Date of Last Amendment: Date of Submission to COAH:			
		Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: Date of Submission to COAH:			
\boxtimes		Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list):			
		FOR OFFI	CE USE ONLY	Y	
Date Received		Affidavit of	f Public Notice	Date	Deemed
Complete/Inco	Complete/Incomplete Reviewer's Initials				

Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

HOUSING ELEMENT

(N.J.A.C. 5:97-2 & N.J.S.A. 40:55D-1 et seq.)

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1.	The plan includes an inventory of the municipality's housing stock by ¹ :
	 ☑Age; ☑Condition; ☑Purchase or rental value; ☑Occupancy characteristics; and ☑Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated
	Yes, Page Number: 11-13 No (incomplete)
2.	The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to ² :
	Population trends Household size and type Age characteristics Income level Employment status of residents
	Yes, Page Number: 10, 15-17 No (incomplete)
3.	The plan provides an analysis of existing and future employment characteristics of the municipality , including but not limited to ³ :
	Most recently available in-place employment by industry sectors and number of persons employed; Most recently available employment trends; and Employment outlook
	Yes, Page Number: 15-17 No (incomplete)
4.	The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections. AND

	The analysis covers the following:
	The availability of existing and planned infrastructure; The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality; Anticipated land use patterns; Municipal economic development policies; Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints; and Existing or planned measures to address these constraints.
	Yes, Page Number: 23 No (incomplete)
5.	The plan includes a consideration of lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.
	Yes, Page Number: 23 No (incomplete)
6.	The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).
	Yes, Page Number: 20 No (go to 6a)
	6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5:97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).
	Yes (go to 7 and 8) No (go to 6b)
	6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5:97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).
	Yes, Page Number: No
7.	If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

	Number of units for which certificates of occupancy were issued since January 1, 2004;
	Pending, approved and anticipated applications for development;
	Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and The worksheet for determining a higher residential growth projection provided by COAH. (Worksheets are available at www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html)
	Yes, Page Number:
	No (incomplete)
	Not applicable (municipality accepts COAH's projections)
8.	If the municipality anticipates higher employment projections than provided by COAH in Appendix F, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development:
	Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
	Square footage of pending, approved and anticipated applications for development;
	Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued;
	Demolition permits issued and projected for previously occupied non-residential space; and
	The worksheet for determining a higher non-residential growth projection provided by COAH.
	Yes, Page Number: No (incomplete)
	Not applicable (municipality accepts COAH's projections)
9.	The plan addresses the municipality's:
	Rehabilitation share (from Appendix B);
	Prior round obligation (from Appendix C); and
	Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

Yes, Page Number: 29	No (incomplete)
10. If applicable, the plan includes the State Planning Commission	status of the municipality's application for plan endorsement from
Yes, Page Number: 6	No (incomplete) Not Applicable
Petition date:	Endorsement date:
Information available through the U.S. Chttp://factfinder.census.gov/servlet/ACSS Information available through the U.S. Conformation available through the New J	AFFHousing? ssee on& submenuId=housing 0 Census Bureau at http://factfinder.census.gov/home/saff/main.html

http://www.wnjpin.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html

FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

Determining the 1987-2018 Fair Share Obligation

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the "need" column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the "Need" column.

Line		Need
1	○Rehabilitation Share (From N.J.A.C. 5:97 Appendix B) OR	<u>0</u>
2	Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit)	<u>0</u>
		Need
3	 Prior Round (1987-1999) Affordable Housing Obligation (From N.J.A.C. 5:97 Appendix C) Prior Round Adjustments: 	<u>35</u>
	○20% Cap Adjustment	<u>0</u>
	○1000 Unit Cap Adjustment	
4	Total Prior Round Adjustments	$\frac{\underline{0}}{\underline{0}}$
5	Adjusted Prior Round Obligation: (Number in Appendix C minus Total Prior Round Adjustment(s))	<u>35</u>
6	OPrior Round Vacant Land Adjustment (Unmet Need) Realistic Development Potential(RDP) ¹	$\frac{\underline{0}}{\underline{0}}$

¹ RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment

Determining the Growth Share Obligation

All municipalities must complete the "COAH projections" table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:

www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html.

The applicable workbook has been completed and is attach to this application as Exhibit 1.13.

Line	○ Required 2004-2018 (COAH Pı	ojections and Resulting Project	ed Growth .	Share
	Household Growth (From Appendix F)	938	Employment Growth (From Appendix F)	<u>499</u>	
	Household Growth After Exclusions (From Workbook A)	<u>748</u>	Employment Growth After Exclusions (From Workbook A)	<u>499</u>	
	Residential Obligation (From Workbook A)	<u>149.60</u>	Non-Residential Obligation (From Workbook A)	31.19	
7	Total 2004-2018 Growth Share	e Obligati	ion	·	<u>180.79</u>
	○Optional 2004-2018 Munic	cipal Proj	ections Resulting in Higher Pro	ected Gro	wth Share
	Household Growth After Exclusions (From Workbook B) Residential Obligation		Employment Growth After Exclusions (From Workbook B) Non-Residential Obligation	***	
8	(From Workbook B) Total 2004-2018 Projected Gro	owth Shar	(From Workbook B) re Obligation	***************************************	0.00
	Optional Municipal Adjust	ment to 2	004-2018 Projections and Resul	ting Lower	Projected
	Household Growth After Exclusions (From Workbook C) Residential Obligation	Markettina	Growth Share Employment Growth After Exclusions (From Workbook C) Non-Residential Obligation	***************************************	
9	(From Workbook C) Total 2004-2018 Growth Share	Obligati	(From Workbook C) on	***************************************	0.00
10	Total Fair Share Obligat	ion (Line	e 1 or 2 + Line 5 or 6 + Line 7, 8 or 9	9)	215.79

Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	Completed	Proposed	<u>Total</u>
Rehabilitation Share			<u>o</u>
Less: Rehabilitation Credits			<u>v</u>
Rehab Program(s)	***************************************		
Remaining Rehabilitation Share			
Prior Round (1987-1999 New Construct	ion) Obligation		35
Less: Vacant Land Adjustment (If Applicable)	ion) Obligation		<u>33</u>
(Enter unmet need as the adjustment amount. Unmet need =	= Prior round		
obligation minus RDP):			
Unmet Need			
RDP		-	
Mechanisms addressing Prior Round			
Prior Cycle Credits (1980 to 1986)			
Credits without Controls			
Inclusionary Development/Redevelopment		<u>38</u>	<u>38</u>
100% Affordable Units	<u></u>		*****
Accessory Apartments			
Market-to-Affordable	**************************************		
Supportive & Special Needs	<u>8</u>		<u>8</u>
Assisted Living		****	
RCA Units previously approved Other	***		
Prior Round Bonuses			
	<u>8</u>		<u>8</u>
Remaining Prior Round Obligation			
Third Round Projected Growth Share	e Obligation		<u>181</u>
Less: Mechanisms addressing Growth Share			
Inclusionary Zoning	-	<u>13</u>	<u>13</u>
Redevelopment			
100% Affordable Development			
Accessory Apartments Market-to-Affordable Units			
Supportive & Special Need Units		40	4.0
Assisted Living: post-1986 Units	-	<u>40</u>	<u>40</u>
Other Credits			
Compliance Bonuses	***************************************	<u>64</u> <u>45</u>	<u>64</u> <u>45</u>
Smart Growth Bonuses		43	<u>45</u>
Redevelopment Bonuses			
Rental Bonuses			
Growth Share Total		149	
		177	
Remaining (Obligation) or Surplus	<u>16</u>	<u> 187</u>	<u>0</u>

PARAMETERS¹

<u>Prior Round 1987-1999</u>				
RCA Maximum	0	RCAs Included	0	
Age-Restricted Maximum	8.75	Age-Restricted Units Included	0	
Rental Minimum	8.75	Rental Units Included	8	

Growth Share 1999-2018				
Age-Restricted Maximum	45	Age-Restricted Units Included	0	
Rental Minimum	45	Rental Units Included	46	
Family Minimum	90	Family Units Included	120	
Very Low-Income Minimum ²	24	Very Low-Income Units Included	24	

Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at www.nj.gov/dca/affiliates/coah/resources/checklists.html.

Table 1. Projects and/or units addressing the Rehabilitation Share

Project/Program Name	Proposed (use Checklists) or Completed(use <u>Rehabilitation Unit Survey Form</u>)	Rental, Owner Occupied or Both	Checklist or Form Appendix Location ¹
l			
2.			
3.			-

If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

		Proposed (use	Units			
Project/Program Name	Mechanism or Bonus Type	checklists) or Completed (use Project/Unit Program	Addressing Obligation (Note with "BR" where Special Needs	Number Addressing Rental Obligation)	Number Subject to Age- Restricted Cap	Checklist or Form Appendix Location
Phoenix Prop.	Alternative Living	Information Forms) Completed	bedrooms apply) $\frac{5}{2}$	5 01	0	47
Scarc Cis. Whisnering Hills	Alternative Living	<u>Completed</u> Proposed	က်	ml c	O I (74
Simplement of Street			3	ы	οi	7
•						

.•					-	
	Subtotal from	Subtotal from any additional pages used	ges used			
	Total units (pi	proposed and completed)	leted)	94		
	Total rental			∞I		
	Total age-restricted	icted	:			
	Total very-low					
	Total bonuses			∞I		

Please add additional sheets as necessary.

If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007monitoring, enter "on file" in this column. 1 If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms.

Table 3. Programs, Projects and/or Units Addressing the Third Round.

		Proposed (use	Units Addressing	Imite	Tinite	Units	Chaphliston
Project Name	Mechanism or Bonus Type	cnecklist(s)) or Completed (use Project/Unit Program Information Form)	Obligation (Note with "BR" where Special Needs bedrooms apply	Addressing Rental Obligation	Onns Addressing Family Obligation	Subject to Age- restricted Cap	Eorm Porm Appendix Location
16. Christie Devlop. Fawn Ridge	Growth Share Zoning	Proposed	(I	0		0	47
	Growth Share Zoning	Proposed	1	0		0	47
Mccoy's Corner	Growth Share Zoning	Proposed	27	27	27	0	47
Mccoy's Corner	Growth Share Zoning	Proposed	21	21	21	10	47
ınt	Growth Share Zoning	Proposed	2	0	7	10	47
Manor T.C.	Site Specific Zoning	Proposed	I ∞	10	1 ∞	i	47
	Growth Share Zoning	Proposed	5	10	10) C	14
	Growth Share Zoning	Proposed	1 7	10	II (7) (C	 4
24. Jaret Builder's	Market to Affordable	Proposed	1위	·위	ıı	o ł	47
Subtotal from any additional pages used	al pages used		_ Total units (proposed and completed)	posed and co	ompleted)	64	
Total family units		1 9	Total rental units	ital units		88	

Please add additional sheets as necessary.

104

Total family rental units

Total very-low units

이 쉼 쉼

Total Supportive/Special Needs units

Total age-restricted units

Total Special Needs bedrooms

Total bonuses

∞ 45

¹ If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007monitoring, enter "on file" in this column.

municipality's draft and/or adopted implementing ordinances. AFFORDABLE HOUSING TRUST FUND (N.J.A.C. 5:97-8) 1. Does the municipality have an affordable housing trust fund account? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.) Yes, Bank Name Lakeland (Choose account type) Separate interest-bearing account State of New Jersey cash management fund No (Skip to the Affordable Housing Ordinance section) 2. Has an escrow agreement been executed? Yes No (If no, petition is incomplete. Submit an executed escrow agreement.) 3. Is all trust fund monitoring up-to-date as of December 31, 2007? | |Yes (If no, petition is incomplete. Submit an updated trust fund monitoring report.) DEVELOPMENT FEE ORDINANCES (N.J.A.C. 5:97-8.3) 1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees) X Yes, Adopted OR Proposed No Skip to the next category; Payments-in-Lieu 2. If adopted, specify date of COAH/Court approval here:____ Have there been any amendments to the ordinance since COAH or the Court approved the ordinance? Yes, Ordinance Number. Adopted on 1 No (Skip to the next category; Payments-in-Lieu) If yes, is the amended ordinance included with your petition? X Yes No, (Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance)

Please answer the following questions necessary for completeness review regarding the

3.	Does the ordinance follow the ordinance model updated September 2008 and available at www.nj.gov/dca/affiliates/coah/resources/planresources.html ? If yes, skip to question 5.
	⊠ Yes □ No
4.	If the answer to 3, above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:
	Information and Documentation
	The ordinance imposes a residential development fee of% and a Non-residential fee of 2.5 %
	A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);
	A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)
	A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)
	A description of collection procedures per N.J.A.C. 5:97-8.3(f)
	A description of development fee appeals per N.J.A.C. 5:97-8.3(g)
	A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)
	If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court
5.	Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (Note: must be at least 30 percent of all development fees plus interest)?
	Yes (Specify actual or anticipated amount) \$
	No Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)
	If yes, what kind of assistance is offered?
	■ Has an affordability assistance program manual been submitted? ☐ Yes ☒ No

¹ Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.

PAYMENTS-IN-LIEU OF CONSTRUCTING AFFORDABLE UNITS ON SITE (N.J.A.C. 5:97-3.4)

1.	Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?
	Yes No (Skip to the next category; Barrier Free Escrow)
2.	Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (Optional)
	Yes (attach applicable checklist) No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)
3.	Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (Optional)
	Yes (indicate ordinance section) No
	BARRIER FREE ESCROW/OTHER FUNDS (N.J.A.C. 5:97-8.5/8.6)
1.	Has the municipality collected or does it anticipate collecting fees to adapt affordable unit
	entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?
	☐ Yes No
2.	Does the municipality anticipate collecting any other funds for affordable housing activities?
	Yes (specify funding source and amount)
\boxtimes	No

SPENDING PLANS ($\underline{N.J.A.C.}$ 5:97-8.10)

	1.	Does the petition include a Spending Plan? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.)
		∑ Yes ☐ No
	2.	Does the Spending Plan follow the Spending Plan model updated October 2008 and available at www.nj.gov/dca/affiliates/coah/resources/planresources.html ? If yes, skip to next section - Affordable Housing Ordinance. Yes
	3.	If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:
		Information and Documentation
		A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
		A projection of revenues anticipated from other sources (specify source(s) and amount(s));
		A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
)		A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;
		A schedule for the expenditure of all affordable housing trust funds;
		A schedule for the creation or rehabilitation of housing units;
		If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
		If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
		The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
		A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and
		If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

	AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.1 et seq.)
1.	Does the Fair Share Plan include an Affordable Housing Ordinance?
2.	Does the ordinance follow the ordinance model available at www.nj.gov/dca/affiliates/coah/resources/planresources.html ? Yes No
3.	If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.
	Required Information and Documentation
	Affordability controls
	☐ Bedroom distribution
	Low/moderate-income split and bedroom distribution
	Accessible townhouse units
	☐ Sale and rental pricing
	Municipal Housing Liaison
	Administrative Agent
	Reference to the Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)
	AFFORDABLE HOUSING ADMINISTRATION (As Applicable)
Item	s that must be submitted with the petition:
	Governing body resolution designating a municipal housing liaison (COAH must approve)
Items	s that must be submitted prior to COAH's grant of Substantive Certification:
	Operating manual for rehabilitation program
	Operating manual for affordability assistance
	Operating manual for an Accessory Apartment program
	Operating manual for a Market-to-Affordable program
	COAH approved administrative agent if municipal wide
Items	s that must be submitted prior to any time prior to marketing completed units:
	COAH approved administrative agent(s) is project specific
	Operating manual for sale units
	Operating manual for rental units
	Affirmative marketing plan or ordinance (N.J.A.C. 5:80-26.15)

CERTIFICATION

I,, have prepared this petition application for substantive certification on
behalf of I certify that the information
submitted in this petition is complete, true and accurate to the best of my knowledge. I understand
that knowingly falsifying the information contained herein may result in the denial and/or revocation
of the municipality's substantive certification.
Signature of Preparer (affix seal if applicable) Date
Consulting Paper
Title //

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

Narrative Section

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Status of sites addressing the 1987-1999 obligation (Submit separate checklist for each site or zone)

repayments in field of on-site constituction of the affordable units is an option, submit:
Proposed or adopted ordinance establishing the amount of the payments
Spending plan
Copies of any court decisions related to the site or a statement indicating that the site has not been the subject of any litigation
Copies of any agreement with developers or approvals for development of specific property
Copies of <u>all</u> decisions made on applications for affordable housing development subsequent to adoption of the current zoning
An explanation as to why the site has not developed, including an analysis of market conditions or evidence that development of the site is scheduled to commence. (attach narrative)
A general description of the site including:
Name and address of owner
Subject property address
Subject property block(s) and lot(s)
Subject property total acreage
Current zoning and date current zoning was adopted
History of previous zoning
Tax maps showing the location of site(s) with legible dimensions (electronic if available)
A description of the suitability of the site including:
Description of surrounding land uses
Demonstration that the site has street access
Planning Area and/or Special Resource Area designation(s), e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:
Wetlands and buffers
☐ Steep slopes
Flood plain areas
Stream classification and buffers

2 previoussites

Critical environmental site
Historic or architecturally important site/district
Contaminated site(s); proposed or designated brownfield site
Based on the above, a quantification of buildable and non-buildable acreage
Information and Documentation Required Prior to Marketing the Completed Units
Resolution or executed contract designating an experienced Administrative Agent and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
An affirmative marketing plan in accordance with UHAC
Previously Zoned Narrative Section
This site was approved as a single family development with an initial cash contribution of \$90,000 and
This site was approved as a single family development with an initial cash contribution of \$90,000 and development fee for the 40 lots subdivided as single family homes based on the cluster provisions of
development fee for the 40 lots subdivided as single family homes based on the cluster provisions of
development fee for the 40 lots subdivided as single family homes based on the cluster provisions of the RE-5 Zone. Waivers are required from this form since this situation does not fit into the specific
development fee for the 40 lots subdivided as single family homes based on the cluster provisions of the RE-5 Zone. Waivers are required from this form since this situation does not fit into the specific structure of the form including detailed environmental information, marketing, land use information, site
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3 previoussites

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

Status of sites addressing the 1987-1999 obligation (Submit separate checklist for each site or zone)

Municipality/County: Wantage Twnship, Sussex County
Project Name/Zoning Designation: 565 Land Associates
Block(s) and Lot(s): Bl 17 lot 27
Total acreage: + 100 ac. Proposed density (units/gross acre): 4 per acre
Has the site been the subject of an affordable housing development application? Yes No
Has the site received land use approvals?
Affordable Units Proposed:
Non-Age-Restricted: Sale: Rental:
Age-Restricted: Sale: Rental:
Market-Rate Units Proposed:
Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? Yes No
Bonuses for affordable units, if applicable:
Rental bonuses as per N.J.A.C. 5:97-3.5:
Rental bonuses as per N.J.A.C. 5:97-3.6(a):
Very low income bonuses as per N.J.A.C. 5:97-3.7 ¹ :
Required Information and Documentation
Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here in lieu of submitting forms.)
Adopted zoning or land use ordinance which includes the affordable housing requirement for the site

	in payments in neu of on-site construction of the affordable units is an option, submit:
	Proposed or adopted ordinance establishing the amount of the payments
	Spending plan
	Copies of any court decisions related to the site or a statement indicating that the site has not been the subject of any litigation
	Copies of any agreement with developers or approvals for development of specific property
	Copies of <u>all</u> decisions made on applications for affordable housing development subsequent to adoption of the current zoning
	An explanation as to why the site has not developed, including an analysis of market conditions or evidence that development of the site is scheduled to commence. (attach narrative)
	A general description of the site including:
	Name and address of owner
	Subject property address
	Subject property block(s) and lot(s)
	Subject property total acreage
	Current zoning and date current zoning was adopted
	History of previous zoning
\	Tax maps showing the location of site(s) with legible dimensions (electronic if available)
	A description of the suitability of the site including:
	Description of surrounding land uses
	Demonstration that the site has street access
	Planning Area and/or Special Resource Area designation(s), e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
	Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
	Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
	A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

Status of sites addressing the 1987-1999 obligation (Submit separate checklist for each site or zone)

Wantage Township, Sussex County				
Project Name/Zoning Designation: <u>AMF Site CJS Investments</u>				
Block(s) and Lot(s): <u>Bl 2, L 20.01</u>				
Total acreage: Propo	osed density (un	its/gross acre): 6 per acre		
Has the site been the subject of an affordab	le housing deve	elopment application? X Yes No		
Has the site received land use approvals?	Yes (Date	of Approval: No		
Affordable Units Proposed: 38				
Non-Age-Restricted: 38	Sale: <u>38</u>	Rental:		
Age-Restricted:	Sale:	Rental:		
Market-Rate Units Proposed: 152				
Will the proposed development be financed in whole or in part with State funds, be constructed or State-owned property or be located in an Urban Transit Hub or Transit Village? Yes No				
Bonuses for affordable units, if applicable:				
Rental bonuses as per N.J.A.C. 5:97-3.5	:			
Rental bonuses as per N.J.A.C. 5:97-3.6(a):				
Very low income bonuses as per N.J.A.	<u>C.</u> 5:97-3.7 ¹ :			
Required Info	rmation and D	ocumentation		
Project/Program Information Form (pre- previously submitted 2007 monitoring and/or forms.)	eviously known as subsequent CTM	Project/Program Monitoring Form. If relying on update, also check here in lieu of submitting		
Adopted zoning or land use ordinance site	which includes	the affordable housing requirement for the		

	ri payments in new of on-site construction of the affordable units is an option, submit:	
	Proposed or adopted ordinance establishing the amount of the payments	
	Spending plan	
	Copies of any court decisions related to the site or a statement indicating that the site has not be the subject of any litigation	een
	Copies of any agreement with developers or approvals for development of specific property	
	Copies of <u>all</u> decisions made on applications for affordable housing development subsequen adoption of the current zoning	t to
	An explanation as to why the site has not developed, including an analysis of market condition or evidence that development of the site is scheduled to commence. (attach narrative)	ons,
	A general description of the site including:	
	Name and address of owner	
	Subject property address	
	Subject property block(s) and lot(s)	
	Subject property total acreage	
	Current zoning and date current zoning was adopted	
	History of previous zoning	
\	Tax maps showing the location of site(s) with legible dimensions (electronic if available)	
	A description of the suitability of the site including:	
	Description of surrounding land uses	
	Demonstration that the site has street access	
	Planning Area and/or Special Resource Area designation(s), e.g., PA1, PA2, PA3, PA4, PACAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resour area master plans	L .
	Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4	ıat
	Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4	at
	A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:	1e
	⊠ Steep slopes	
	⊠ Flood plain areas	
	Stream classification and buffers	

Critical environmental site
Historic or architecturally important site/district
Contaminated site(s); proposed or designated brownfield site
Based on the above, a quantification of buildable and non-buildable acreage
Information and Documentation Required Prior to Marketing the Completed Units
Resolution or executed contract designating an experienced Administrative Agent and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
An affirmative marketing plan in accordance with UHAC
Previously Zoned Narrative Section
The AMF site (Block 2, Lot 20.01) on Lower Unionville Road is under contract for purchase by CJS
Investments, Inc. The property became the subject of a builder's remedy lawsuit and other litigation in
2005 when Wantage Township proposed to remove the site from the 2005 Housing Element and Fair
Share Plan. The Court ultimately 'Ordered' the approval of the site plan for the construction of 190
units, 38 of which are to be marketed for sale as affordable housing. Pursuant to a Consent Order
entered into by the parties to the builder's remedy lawsuit, Wantage Township is required to file a
Petition for Plan Endorsement which is to include the CJS site. Per the Consent Order, the CJS site is
also to remain in this Housing Element and Fair Share Plan. The development of the site is subject to
other governmental approvals including NUDED .
permitting.

Status of sites addressing the 1987-1999 obligation (Submit separate checklist for each site or zone)

Municipality/County: Wantage Township, Sussex County				
Project Name/Zoning Designation: <u>Regency Apartments</u>				
Block(s) and Lot(s): 44 L12, 13.02				
Total acreage: Proposed density (units/gross acre): 4 per acre				
Has the site been the subject of an affordable housing development application? Yes No				
Has the site received land use approvals?				
Affordable Units Proposed:				
Non-Age-Restricted: Sale: Rental:				
Age-Restricted: Sale: Rental:				
Market-Rate Units Proposed:				
Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? Yes No Bonuses for affordable units, if applicable:				
Rental bonuses as per N.J.A.C. 5:97-3.5:				
Rental bonuses as per N.J.A.C. 5:97-3.6(a):				
Very low income bonuses as per <u>N.J.A.C.</u> 5:97-3.7 ¹ :				
Required Information and Documentation				
Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here in lieu of submitting forms.)				
1011115.)				

	if payments in fleu of on-site construction of the affordable units is an option, submit:
	Proposed or adopted ordinance establishing the amount of the payments
	☐ Spending plan
	Copies of any court decisions related to the site or a statement indicating that the site has not been the subject of any litigation
	Copies of any agreement with developers or approvals for development of specific property
	Copies of <u>all</u> decisions made on applications for affordable housing development subsequent to adoption of the current zoning
	An explanation as to why the site has not developed, including an analysis of market conditions, or evidence that development of the site is scheduled to commence. (attach narrative)
	A general description of the site including:
	Name and address of owner
	Subject property address
	Subject property block(s) and lot(s)
	Subject property total acreage
	Current zoning and date current zoning was adopted
	History of previous zoning
\	Tax maps showing the location of site(s) with legible dimensions (electronic if available)
7	A description of the suitability of the site including:
	Description of surrounding land uses
	Demonstration that the site has street access
	Planning Area and/or Special Resource Area designation(s), e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
	Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
	Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
	A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:
	Steep slopes
	Flood plain areas
	Stream classification and buffers

Critical environmental site
Historic or architecturally important site/district
Contaminated site(s); proposed or designated brownfield site
Based on the above, a quantification of buildable and non-buildable acreage
Information and Documentation Required Prior to Marketing the Completed Units
Resolution or executed contract designating an experienced Administrative Agent and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
An affirmative marketing plan in accordance with UHAC
Previously Zoned Narrative Section
The Regency apartment site (Block 44, Lots 12 and 13.02) expansion has numerous barriers that
The Regency apartment site (Block 44, Lots 12 and 13.02) expansion has numerous barriers that significantly reduce the development potential including wetlands, C-1 rules and storm water
The Regency apartment site (Block 44, Lots 12 and 13.02) expansion has numerous barriers that
The Regency apartment site (Block 44, Lots 12 and 13.02) expansion has numerous barriers that significantly reduce the development potential including wetlands, C-1 rules and storm water requirements. The site remains in the plan as currently zoned. A site assessment is provided in the
The Regency apartment site (Block 44, Lots 12 and 13.02) expansion has numerous barriers that significantly reduce the development potential including wetlands, C-1 rules and storm water requirements. The site remains in the plan as currently zoned. A site assessment is provided in the
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¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)

(Submit separate checklist for each site or project)

Municipality/County: Wantage Township, Sussex County
Project or Program Name: <u>Phoenix Properties</u>
Date facility will be constructed or placed into service: 4/27/2000
Type of facility: Group Home
For group homes, residential health care facilities and supportive shared housing:
Affordable bedrooms proposed: 5 Age-restricted affordable bedrooms:
For permanent supportive housing:
Affordable units proposed: Age-restricted affordable units:
Bonuses, if applicable:
Rental bonuses as per N.J.A.C. 5:97-3.5: $\underline{5}$
Rental bonuses as per N.J.A.C. 5:97-3.6(a):
Very low income bonuses as per N.J.A.C. 5:97-3.7 ¹ :
Compliance bonuses as per N.J.A.C. 5:97-3.17:
Date development approvals granted: 4/27/2000
Information and Documentation Required with Petition or in Accordance with an Implementation Schedule
Is the municipality providing an implementation schedule for this project/program.
Yes. Skip to and complete implementation schedule found at the end of this checklist. NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.
No. Continue with this checklist.

1	roject/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring orm. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here in lieu submitting forms.)
⊠ D co	emonstration of site control or the ability to control the site, in the form of outright ownership, a ontract of sale or an option to purchase the property
A gen	eral description of the site, including:
\triangleright	Name and address of owner
\geq	Name and address of developer
\triangleright	Subject property street location
\triangleright	Subject property block(s) and lot(s)
	Subject property total acreage
	Indicate if urban center or workforce housing census tract
	Description of previous zoning
	Current zoning and date current zoning was adopted
	Tax maps showing the location of site(s) with legible dimensions (electronic if available)
A desc	ription of the suitability of the site, including:
	Description of surrounding land uses
	Demonstration that the site has street access
	Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
	Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
	Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
A fol	description (including maps if applicable) of any anticipated impacts that result from the lowing environmental constraints:
	Wetlands and buffers
	Steep slopes
	Flood plain areas
	Stream classification and buffers
	Critical environmental site
	Historic or architecturally important site/district
	Contaminated site(s); proposed or designated brownfield site

Base	d on the above, a quantification of buildable and non-buildable acreage
Pro-forma	a statement for the project
RFP or D	eveloper's Agreement
☐ Construct	ion schedule and timetable for each step in the development process
Documen	tation of funding sources
Municipa the event	l resolution appropriating funds from general revenue or a resolution of intent to bond in of a funding shortfall
Information	and Documentation Required Prior to Marketing the Completed Units or Facility
For units 5:97-6.10	not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. (c)
Jersey De or another	ble, proof that the supportive and/or special needs housing is regulated by the New partment of Health and Senior Services, the New Jersey Department of Human Services State agency (including validation of the number of bedrooms or units in which low-or income occupants reside)
S	UPPORTIVE AND SPECIAL NEEDS HOUSING (<u>N.J.A.C.</u> 5:97-6.10)
	IMPLEMENTATION SCHEDULE
The implement	tation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity"

The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW

(A) Development schedule, including, but not limited to, the following:

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Acquisition			
RFP Process			

Developer Selection		
Executed Agreement with provider, sponsor or developer		
Development Approvals		
Contractor Selection		
Building Permits		
Construction		
Occupancy		

Supportive/Special Needs Narrative Section

<u>Phoenix</u>	Properties ha	s been	operating a Group I	Iome at Bloc	k 121 lo	t 15.22 since	4/27/2000. The
			uded in the Appendi				
form	including	the	implementation	schedule	and	suitability	information.
					-		

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)

(Submit separate checklist for each site or project)

General Description

Municipality/County: Wantage Township, Sussex County	
Project or Program Name: <u>SCARC</u>	
Date facility will be constructed or placed into service: 1/0	01/1994
Type of facility: Group Home	
For group homes, residential health care facilities and supp	portive shared housing:
Affordable bedrooms proposed: 3 Age-restricted a	affordable bedrooms:
For permanent supportive housing:	
Affordable units proposed: Age-restricted	l affordable units:
Bonuses, if applicable:	•
Rental bonuses as per N.J.A.C. 5:97-3.5:	3
Rental bonuses as per N.J.A.C. 5:97-3.6(a):	
Very low income bonuses as per N.J.A.C. 5:97-3.7 ¹ :	
Compliance bonuses as per N.J.A.C. 5:97-3.17:	
Date development approvals granted: 4/27/2000	

Information and Documentation Required with Petition or in Accordance with an Implementation Schedule

Is the municipality providing an implementation schedule for this project/program.

\times	Yes.	Skip t	to and co	mplete	imp	lementatio	n sche	dule	e found at	the	end of this	check	dist.
	NOTE	: The	remaind ons sched	er of	this	checklist	must	be	submitted	in	accordance	with	the

No. Continue with this checklist.

roject/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring orm. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here in lieu submitting forms.)
emonstration of site control or the ability to control the site, in the form of outright ownership, a ontract of sale or an option to purchase the property
eral description of the site, including:
Name and address of owner
Name and address of developer
Subject property street location
Subject property block(s) and lot(s)
Subject property total acreage
Indicate if urban center or workforce housing census tract
Description of previous zoning
Current zoning and date current zoning was adopted
Tax maps showing the location of site(s) with legible dimensions (electronic if available)
ription of the suitability of the site, including:
Description of surrounding land uses
Demonstration that the site has street access
Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
description (including maps if applicable) of any anticipated impacts that result from the lowing environmental constraints:
Wetlands and buffers
Steep slopes
Flood plain areas
Stream classification and buffers
Critical environmental site
Historic or architecturally important site/district
Contaminated site(s); proposed or designated brownfield site

	Development Process	Date Anticipated to	Date Anticipated	Date Supporting	7
	(A) Development schedule	, including, but not	limited to, the follow	ving:	
	PROVIDE THE INFORM	IATION REQUEST	TED IN THE SECTI	ONS BELOW	
	Please note that all inform COAH no later than two y completed checklist from all	ears prior to the sch	ieduled implementati	w is required to be on of the mechanism	submitted to n. The fully
	The timetable, information implementation schedule.	n, and documentation	on requested below	are required compo	nents of the
)	The implementation scheduler as defined under N.J.A.C documentation required by	$\frac{1}{2}$ 5:97-1.4 and a	ed timetable that dem timetable for the so	nonstrates a "realistic ubmittal of all info	opportunity" ormation and
			ATION SCHEDUL	•	
	SUPPORTIV	E AND SPECIAL	NEEDS HOUSING	(N.J.A.C. 5:97-6.10))
	If applicable, proof the Jersey Department of or another State agence moderate-income occur	Health and Senior Se y (including validation	ervices, the New Jerse	ev Department of Hu	man Services
	For units not exempt 5:97-6.10(c)				
	Information and Docum	nentation Required	Prior to Marketing	the Completed Unit	s or Facility
	Municipal resolution a the event of a funding	appropriating funds f shortfall	rom general revenue	or a resolution of int	tent to bond in
	Documentation of fun			ment process	
	Construction schedule	~	ch step in the develor	oment process	
,	RFP or Developer's A	- -			
	Pro-forma statement f		f buildable and non-b	buildable acreage	
	Rased on the above	va a avantification o	6 h	7111	

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Acquisition			
RFP Process			

Supportive/Special Needs Narrative Section

SCARC Pro	perties ha	s been operating a Gro	oup Home at B	llock 42 lo	t 5.01 since 1994.	. The Alternate
Living Form	is inclu	ded in the Appendix.	Waivers are	requested	from the specific	s of this form
including	the	implementation	schedule	and	suitability	information.
-						
	-					

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

(Submit separate checklist for each site or zone)

Municipality/County: Wantage Tow	nship, Sussex County		
Project Name/Zoning Designation:	PKM Holdings McCoy'	s Corner	
Block(s) and Lot(s): <u>B 116 L 10.06</u>			
Total acreage:	Proposed density (uni	ts/gross acre):	
Affordable Units Proposed: 27			
Family: 27	Sale: <u>0</u>	Rental: <u>27</u>	
Very low-income units	: Sale:	Rental:	
Age-Restricted:	Sale:	Rental:	
Market-Rate Units Anticipated: 74			:
Non-Residential Development Antic	cipated (in square feet),	if applicable:	
Will the proposed development be State-owned property or be located i	financed in whole or in an Urban Transit Hul	in part with State funds, bo or Transit Village?	e constructed on √es ⊠ No
Bonuses for affordable units, if appli	icable:		
Rental bonuses as per N.J.A.C. 5	i:97-3.5:	****	
Rental bonuses as per N.J.A.C. 5	5:97-3.6(a):		
Very low income bonuses as per	<u>N.J.A.C.</u> 5:97-3.7 ¹ :		
Smart growth bonuses as per N.J	<u>.A.C</u> . 5:97-3.18:		
Redevelopment bonuses as per N	<u>I.J.A.C</u> . 5:97-3.19:		
Compliance bonuses as per N.J.A	<u>A.C</u> . 5:97-3.17:	<u>27</u>	
Date inclusionary zoning ado	opted: 3/9/2006 Date de	evelopment approvals grant	ed: <u>12/19/2006</u>

Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying o previously submitted 2007 monitoring and/or subsequent CTM update, check here in lieu of submitting forms.)
Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
Copies of <u>all</u> decisions made on applications for affordable housing development subsequent to adoption of the current zoning
If payments in lieu of on-site construction of the affordable units is an option, submit:
Proposed or adopted ordinance establishing the amount of the payments
☐ Spending plan
A general description of the site or zone, including:
Name and address of owner
Name and address of developer(s)
Subject property street location
Indicate if urban center or workforce housing census tract
Previous zoning designation and date previous zoning was adopted
Current zoning and date current zoning was adopted
Description of any changes to bulk standards intended to accommodate the proposed densities
Tax maps showing the location of site(s) with legible dimensions (electronic if available)
A description of the suitability of the site, including:
Description of surrounding land uses
Demonstration that the site has street access
Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:
☐ Wetlands and buffers
Steep slopes
Flood plain areas

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

Inventory of Sites Changed From Non-residential to Residential Use (P.L 2008 c.46)

Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously nonresidentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households. Municipalities must document at the time of petition, repetition or submission of amendment sites that have been or are proposed to be rezoned or that are the subject of a use variance from nonresidential to residential uses as follows: all sites that were rezoned from nonresidential to residential uses since July 17, 2006 where a developer has made an application for development after July 17, 2008. This would include both applications to the municipal planning board and to the municipal zoning board. Such sites shall include affordable housing as a percentage of the units constructed on site based on economic feasibility.

(for-sale housing) and N.J.A.C. 5:97-6.4(b)6 (rental housing). A site zoned for inclusionary development will be presumed to be economically feasible if it The determination of economic feasibility will be made based upon the presumptive densities and set-asides in COAH's rules pursuant to N.J.A.C. 5:97-6.4(b)2 meets these minimum densities and maximum set-asides.

MountainManor/TownCenter 4 1.06 Indust Mixed 8/17/2004 228 35 Board of	Owner/Developer Name	Block	Lot	Previous Zoning	New Residential Density	Use Change Date	Development Application Date	Total Units	Total Affordable Units	Use Change Granted By
	Aanor/TownCenter	4	1.06	Indust	Mixed	8/17/2004		228	35	Board of Adjustment

Change of Use Narrative Section

Project within a sewer
is in a holding pattern.
pment potential of the
or review and possible
fically the affordable
will be
<u> </u>
fically the affordab

(Submit separate checklist for each site or zone)

Municipality/County: Wantage Tov	vnship, Sussex County				
Project Name/Zoning Designation:	Wantage Ridge McCo	y's Cori	<u>ner</u>		
Block(s) and Lot(s): <u>B 116 L 10.01</u>	<u>.</u>				
Total acreage:	Proposed density (un	nits/gros	ss acre):	-	
Affordable Units Proposed: 21					
Family: <u>21</u>	Sale: <u>0</u>		Rental: 21		
Very low-income unit	ts: Sale:	-	Rental:		
Age-Restricted:	Sale:		Rental:		
Market-Rate Units Anticipated: 90	i.				
Non-Residential Development Anti	icipated (in square feet), if app	licable:		
Will the proposed development be State-owned property or be located Bonuses for affordable units, if app	in an Urban Transit H				
Rental bonuses as per N.J.A.C.	5:97-3.5:		_		
Rental bonuses as per N.J.A.C.	5:97-3.6(a):		_		
Very low income bonuses as per	r <u>N.J.A.C.</u> 5:97-3.7 ¹ :		-		
Smart growth bonuses as per N.	.J.A.C. 5:97-3.18:		_		
Redevelopment bonuses as per]	<u>N.J.A.C</u> . 5:97-3.19:		_		
Compliance bonuses as per N.J.	<u>A.C</u> . 5:97-3.17:	<u>10</u>			
Date inclusionary zoning add	opted: 3/29/2006	Date	development	approvals	granted:
<u>12/19/06</u>					

)	Pr pre	oject/Program Information Form (previously known as Project/Program Monitoring Form. If relying on eviously submitted 2007 monitoring and/or subsequent CTM update, check here [] in lieu of submitting forms.)
	⊠ Dı	aft or adopted zoning or land use ordinance, which includes the affordable housing requirement d minimum presumptive density for the site/zone.
	Co ad	opies of <u>all</u> decisions made on applications for affordable housing development subsequent to option of the current zoning
	If pay	nents in lieu of on-site construction of the affordable units is an option, submit:
		Proposed or adopted ordinance establishing the amount of the payments
		Spending plan
	A gene	ral description of the site or zone, including:
		Name and address of owner
		Name and address of developer(s)
		Subject property street location
		Indicate if urban center or workforce housing census tract
	:[_	Previous zoning designation and date previous zoning was adopted
		Current zoning and date current zoning was adopted
		Description of any changes to bulk standards intended to accommodate the proposed densities
		Tax maps showing the location of site(s) with legible dimensions (electronic if available)
	A desc	ription of the suitability of the site, including:
		Description of surrounding land uses
		Demonstration that the site has street access
		Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
		Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
		Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
	A desc enviro	ription (including maps if applicable) of any anticipated impacts that result from the following imental constraints:
		Wetlands and buffers
		Steep slopes
		Flood plain areas

Stream classification and buffers		
Critical environmental site		
Historic or architecturally important site/district		
Contaminated site(s); proposed or designated brownfield site		
Based on the above, a quantification of buildable and non-buildable acreage		
Agreements with developers or approvals for development of specific property, which shall include:		
Number, tenure and type of units		
Compliance with N.J.A.C. 5:97-9 and UHAC		
Progress points at which the developer shall coordinate with the Municipal Housing Liaison		
Information and Documentation Required Prior to Marketing the Completed Units		
Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18		
Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual		
An affirmative marketing plan in accordance with UHAC		
Zoning Narrative Section		
This is an approved site under the 2006 Planned Small Community McCoy's Corner ordinance.		
Waivers are requested if additional information is required on suitability etc. based on the approvals		
granted.		

Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

(Submit separate checklist for each site or zone)

Municipality/County: Wantage Tow	vnship, Sussex County		
Project Name/Zoning Designation:	Plagar Reality		
Block(s) and Lot(s): <u>B 156 L 21.01</u>			
Total acreage:	Proposed density (u	nits/gross acre):	
Affordable Units Proposed: 1			
Family:1	Sale: <u>1</u>	Rental:	
Very low-income units	s: Sale:	Rental:	_
Age-Restricted:	_ Sale:	Rental:	
Market-Rate Units Anticipated: 10		\$	
Non-Residential Development Antic	cipated (in square feet), if applicable:	
Will the proposed development be State-owned property or be located in	financed in whole or in an Urban Transit H	in part with State fund ub or Transit Village?	ls, be constructed on Yes No
Bonuses for affordable units, if appl	icable:		
Rental bonuses as per N.J.A.C. 5	5:97-3.5:		
Rental bonuses as per N.J.A.C. 5	5:97-3.6(a):		
Very low income bonuses as per	N.J.A.C. 5:97-3.7 ¹ :		
Smart growth bonuses as per N.J	<u>I.A.C</u> . 5:97-3.18:		
Redevelopment bonuses as per N	<u>N.J.A.C</u> . 5:97-3.19:		
Compliance bonuses as per N.J.A	<u>A.C</u> . 5:97-3.17:	<u>1</u>	
Date inclusionary zoning ado	opted: <u>1/1/2005</u> Date of	development approvals g	ranted: <u>7/25/2006</u>

ł		Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here in lieu of submitting forms.)
		Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
		Copies of <u>all</u> decisions made on applications for affordable housing development subsequent to adoption of the current zoning
	If pa	yments in lieu of on-site construction of the affordable units is an option, submit:
	1	Proposed or adopted ordinance establishing the amount of the payments
		Spending plan
	A ge	neral description of the site or zone, including:
	[Name and address of owner
	[Name and address of developer(s)
		Subject property street location
	[Indicate if urban center or workforce housing census tract
	[Previous zoning designation and date previous zoning was adopted
	[Current zoning and date current zoning was adopted
	[Description of any changes to bulk standards intended to accommodate the proposed densities
	[Tax maps showing the location of site(s) with legible dimensions (electronic if available)
	A de	scription of the suitability of the site, including:
		Description of surrounding land uses
		Demonstration that the site has street access
	[Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
		Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
		Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
	A des	scription (including maps if applicable) of any anticipated impacts that result from the following onmental constraints:
		Wetlands and buffers
		Steep slopes
		Flood plain areas

Stream classification and buffers
Critical environmental site
Historic or architecturally important site/district
Contaminated site(s); proposed or designated brownfield site
Based on the above, a quantification of buildable and non-buildable acreage
Agreements with developers or approvals for development of specific property, which shall include:
Number, tenure and type of units
Compliance with N.J.A.C. 5:97-9 and UHAC
Progress points at which the developer shall coordinate with the Municipal Housing Liaison
Information and Documentation Required Prior to Marketing the Completed Units
Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
An affirmative marketing plan in accordance with UHAC
Zoning Narrative Section
This is an approved site under the 2005 Growth Share ordinance. Waivers are requested if additional
information is required on suitability etc. based on the approvals granted.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

(Submit separate checklist for each site or zone)

Municipanty/County: <u>wantage 10w</u>	nsnip, Sussex County		
Project Name/Zoning Designation:	Christie Develop. Fawn Ri	<u>dge</u>	
Block(s) and Lot(s):b 12.01 L 3			
Total acreage:	Proposed density (units/g	ross acre):	
Affordable Units Proposed: 1			
Family:1	Sale: <u>1</u>	Rental:	
Very low-income units	: Sale:	Rental:	
Age-Restricted:	Sale:	Rental:	
Market-Rate Units Anticipated: 9			
Non-Residential Development Antic	ipated (in square feet), if a	pplicable:	
Will the proposed development be State-owned property or be located in	financed in whole or in p n an Urban Transit Hub or	oart with State funds, be Transit Village? \[\] Y	e constructed on
Bonuses for affordable units, if appli	cable:		
Rental bonuses as per N.J.A.C. 5	:97-3.5:		
Rental bonuses as per N.J.A.C. 5	:97-3.6(a):	-	
Very low income bonuses as per	N.J.A.C. 5:97-3.7 ¹ :		
Smart growth bonuses as per N.J.	<u>.A.C</u> . 5:97-3.18:		
Redevelopment bonuses as per N	<u>.J.A.C</u> . 5:97-3.19:		
Compliance bonuses as per N.J.A	<u>A.C</u> . 5:97-3.17: <u>1</u>		
Date inclusionary zoning ado	pted: <u>1/1/2005</u> Date devel-	opment approvals grante	ed: <u>10/4/2005</u>

)	⊠ I	Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here in lieu of submitting forms.)
		Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
		Copies of <u>all</u> decisions made on applications for affordable housing development subsequent to adoption of the current zoning
	If pa	yments in lieu of on-site construction of the affordable units is an option, submit:
	[Proposed or adopted ordinance establishing the amount of the payments
		Spending plan
	A gei	neral description of the site or zone, including:
		Name and address of owner
	[Name and address of developer(s)
		Subject property street location
		Indicate if urban center or workforce housing census tract
		Previous zoning designation and date previous zoning was adopted
		Current zoning and date current zoning was adopted
		Description of any changes to bulk standards intended to accommodate the proposed densities
		Tax maps showing the location of site(s) with legible dimensions (electronic if available)
	A des	scription of the suitability of the site, including:
		Description of surrounding land uses
		Demonstration that the site has street access
		Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
		Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
		Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
	A des	cription (including maps if applicable) of any anticipated impacts that result from the following onmental constraints:
		Wetlands and buffers
		Steep slopes
		Flood plain areas

Stream classification and buffers
Critical environmental site
Historic or architecturally important site/district
Contaminated site(s); proposed or designated brownfield site
Based on the above, a quantification of buildable and non-buildable acreage
Agreements with developers or approvals for development of specific property, which shall include:
Number, tenure and type of units
Compliance with N.J.A.C. 5:97-9 and UHAC
Progress points at which the developer shall coordinate with the Municipal Housing Liaison
Information and Documentation Required Prior to Marketing the Completed Units
Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
An affirmative marketing plan in accordance with UHAC
Zoning Narrative Section
This is an approved site under the 2005 Growth Share ordinance. Waivers are requested if additional
information is required on suitability etc. based on the approvals granted.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

(Submit separate checklist for each site or zone)

Municipality/County: Wantage Town	nship, Sussex County		
Project Name/Zoning Designation:	4BD Development		
Block(s) and Lot(s): B 54 L 8.01			
Total acreage:	Proposed density (uni	ts/gross acre):	
Affordable Units Proposed: 1			
Family:2	Sale: <u>2</u>	Rental:	
Very low-income units:	: Sale:	Rental:	
Age-Restricted:	Sale:	Rental:	
Market-Rate Units Anticipated: 20			•
Non-Residential Development Antic	ipated (in square feet),	if applicable:	:
Will the proposed development be State-owned property or be located in	financed in whole or n an Urban Transit Hul	in part with State funds, o or Transit Village?	be constructed on Yes No
Bonuses for affordable units, if appli	cable:		
Rental bonuses as per N.J.A.C. 5	:97-3.5:		
Rental bonuses as per N.J.A.C. 5	:97-3.6(a):		
Very low income bonuses as per	N.J.A.C. 5:97-3.7 ¹ :		
Smart growth bonuses as per N.J	<u>.A.C</u> . 5:97-3.18:		
Redevelopment bonuses as per N	<u>.J.A.C</u> . 5:97-3.19:		
Compliance bonuses as per N.J.A	<u>v.C</u> . 5:97-3.17:	2	
Date inclusionary zoning ado	pted: <u>1/1/2005</u> Date de	velopment approvals gra	nted: 8/15/2006

)	⊠ Pı pr	roject/Program Information Form (previously known as Project/Program Monitoring Form. If relying on eviously submitted 2007 monitoring and/or subsequent CTM update, check here in lieu of submitting forms.)
	\boxtimes D	raft or adopted zoning or land use ordinance, which includes the affordable housing requirement ad minimum presumptive density for the site/zone.
	Co ad	opies of <u>all</u> decisions made on applications for affordable housing development subsequent to option of the current zoning
	If pay	ments in lieu of on-site construction of the affordable units is an option, submit:
		Proposed or adopted ordinance establishing the amount of the payments
	\boxtimes	•
	A gene	eral description of the site or zone, including:
		Name and address of owner
		Name and address of developer(s)
		Subject property street location
		Indicate if urban center or workforce housing census tract
		Previous zoning designation and date previous zoning was adopted
		Current zoning and date current zoning was adopted
		Description of any changes to bulk standards intended to accommodate the proposed densities
		Tax maps showing the location of site(s) with legible dimensions (electronic if available)
	A desc	ription of the suitability of the site, including:
		Description of surrounding land uses
		Demonstration that the site has street access
		Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
		Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
		Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
	A desc	ription (including maps if applicable) of any anticipated impacts that result from the following immental constraints:
		Wetlands and buffers
		Steep slopes
		Flood plain areas

Stream classification and buffers
Critical environmental site
Historic or architecturally important site/district
Contaminated site(s); proposed or designated brownfield site
Based on the above, a quantification of buildable and non-buildable acreage
Agreements with developers or approvals for development of specific property, which shall include:
Number, tenure and type of units
Compliance with N.J.A.C. 5:97-9 and UHAC
Progress points at which the developer shall coordinate with the Municipal Housing Liaison
Information and Documentation Required Prior to Marketing the Completed Units
Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
An affirmative marketing plan in accordance with UHAC
Zoning Narrative Section
This is an approved site under the 2005 Growth Share ordinance. Waivers are requested if additional
information is required on suitability etc. based on the approvals granted.

Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

(Submit separate checklist for each site or zone)

Municipality/County: Wantage Town	nship, Sussex County			
Project Name/Zoning Designation: Christian Leone Properties				
Block(s) and Lot(s): <u>B 117 L 32.01</u>				
Total acreage:	Proposed density (units/	/gross acre):		
Affordable Units Proposed: 1				
Family:2	Sale: <u>2</u>	Rental:		
Very low-income units	: Sale:	Rental:		
Age-Restricted:	Sale:	Rental:		
Market-Rate Units Anticipated: 13				
Non-Residential Development Antic	ipated (in square feet), if	applicable:		
Will the proposed development be State-owned property or be located in	financed in whole or in n an Urban Transit Hub o	part with State funds, be constructed or Transit Village? Yes No	on	
Bonuses for affordable units, if appli	cable:			
Rental bonuses as per N.J.A.C. 5	:97-3.5:			
Rental bonuses as per N.J.A.C. 5	:97-3.6(a):			
Very low income bonuses as per	N.J.A.C. 5:97-3.7 ¹ : _			
Smart growth bonuses as per N.J	<u>.A.C</u> . 5:97-3.18:			
Redevelopment bonuses as per N	<u>.J.A.C</u> . 5:97-3.19:			
Compliance bonuses as per N.J.A	<u>A.C</u> . 5:97-3.17: <u>2</u>			
Date inclusionary zoning ado	pted: 1/1/2005 Date deve	elopment approvals granted: 6/19/2007		

Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here in lieu of submitting forms.)
Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
Copies of <u>all</u> decisions made on applications for affordable housing development subsequent to adoption of the current zoning
If payments in lieu of on-site construction of the affordable units is an option, submit:
Proposed or adopted ordinance establishing the amount of the payments
☐ Spending plan
A general description of the site or zone, including:
Name and address of owner
Name and address of developer(s)
Subject property street location
Indicate if urban center or workforce housing census tract
Previous zoning designation and date previous zoning was adopted
Current zoning and date current zoning was adopted
Description of any changes to bulk standards intended to accommodate the proposed densities
Tax maps showing the location of site(s) with legible dimensions (electronic if available)
A description of the suitability of the site, including:
Description of surrounding land uses
Demonstration that the site has street access
Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:
☐ Wetlands and buffers
Steep slopes
Flood plain areas

Stream classification and buffers
Critical environmental site
Historic or architecturally important site/district
Contaminated site(s); proposed or designated brownfield site
Based on the above, a quantification of buildable and non-buildable acreage
Agreements with developers or approvals for development of specific property, which shall include:
Number, tenure and type of units
Compliance with N.J.A.C. 5:97-9 and UHAC
Progress points at which the developer shall coordinate with the Municipal Housing Liaison
Information and Documentation Required Prior to Marketing the Completed Units
Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
An affirmative marketing plan in accordance with UHAC
Zoning Narrative Section
This is an approved site under the 2005 Growth Share ordinance. Waivers are requested if additional
information is required on suitability etc. based on the approvals granted.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

(Submit separate checklist for each site or zone)

Municipality/County: Wantage Tow	nship, Sussex County		
Project Name/Zoning Designation:	<u>Carroll Quinn Champas</u>	ne Ridge	
Block(s) and Lot(s): B 113 L 2.01			
Total acreage:	Proposed density (unit	s/gross acre):	
Affordable Units Proposed: 1			
Family:2	Sale: <u>2</u>	Rental:	
Very low-income units	:: Sale:	Rental:	
Age-Restricted:	Sale:	Rental:	
Market-Rate Units Anticipated: 11		5	
Non-Residential Development Antic	cipated (in square feet), i	f applicable:	
Will the proposed development be State-owned property or be located i	financed in whole or in in an Urban Transit Hub	n part with State funds, or Transit Village?	be constructed on Yes No
Bonuses for affordable units, if appli	icable:		
Rental bonuses as per N.J.A.C. 5	5:97-3.5:		
Rental bonuses as per N.J.A.C. 5	5:97-3.6(a):		
Very low income bonuses as per	<u>N.J.A.C.</u> 5:97-3.7 ¹ :	-	
Smart growth bonuses as per N.J	<u>.A.C</u> . 5:97-3.18:		
Redevelopment bonuses as per N	<u>I.J.A.C</u> . 5:97-3.19:	-	
Compliance bonuses as per N.J.A	A.C. 5:97-3.17: 2	2	
Date inclusionary zoning ado	pted: <u>1/1/2005</u> Date dev	velopment approvals gra	nted: 9/23/2008

Project/Program Information Form (previously known as Project/Program Monitoring previously submitted 2007 monitoring and/or subsequent CTM update, check here in lieu	ing Form. If relying on of submitting forms.)
Draft or adopted zoning or land use ordinance, which includes the affordable and minimum presumptive density for the site/zone.	housing requirement
Copies of <u>all</u> decisions made on applications for affordable housing development adoption of the current zoning	pment subsequent to
If payments in lieu of on-site construction of the affordable units is an option,	submit:
Proposed or adopted ordinance establishing the amount of the payments	
☐ Spending plan	
A general description of the site or zone, including:	
☐ Name and address of owner	
Name and address of developer(s)	
☐ Subject property street location	
☐ Indicate if urban center or workforce housing census tract	
Previous zoning designation and date previous zoning was adopted	
Current zoning and date current zoning was adopted	
Description of any changes to bulk standards intended to accommodate th	e proposed densities
Tax maps showing the location of site(s) with legible dimensions (electronic	c if available)
A description of the suitability of the site, including:	
Description of surrounding land uses	
Demonstration that the site has street access	
Planning Area and/or Special Resource Area designation(s) i.e., PA1, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on c State Development and Redevelopment Plan (SDRP) and/or other application area master plans	consistency with the
Demonstration that there is or will be adequate water capacity per N.J.A. the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4	<u>C.</u> 5:97-1.4 or that
Demonstration that there is or will be adequate sewer capacity per N.J.A. the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4	
A description (including maps if applicable) of any anticipated impacts that result environmental constraints:	from the following
☐ Wetlands and buffers	
Steep slopes	
Flood plain areas	

Stream classification and buffers
Critical environmental site
Historic or architecturally important site/district
Contaminated site(s); proposed or designated brownfield site
Based on the above, a quantification of buildable and non-buildable acreage
Agreements with developers or approvals for development of specific property, which shall include:
Number, tenure and type of units
Compliance with N.J.A.C. 5:97-9 and UHAC
Progress points at which the developer shall coordinate with the Municipal Housing Liaison
Information and Documentation Required Prior to Marketing the Completed Units
Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
An affirmative marketing plan in accordance with UHAC
Zoning Narrative Section
This is an approved site under the 2005 Growth Share ordinance. Waivers are requested if additional
information is required on suitability etc. based on the approvals granted.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

MARKET TO AFFORDABLE PROGRAM (N.J.A.C. 5:97-6.9)

General Description

Municipality/County: Wantage Township, Sussex County				
Affordable Units Proposed: 40	Affordable Units Proposed: 40			
Family Rentals:				
Low-Income: 20 Moderate-Income: 20	<u>0</u>			
Age-Restricted Rentals:				
Low-Income: Moderate-Income:				
Family For-Sale:				
Low-Income: Moderate-Income:				
Age-Restricted For-Sale:				
Low-Income: Moderate-Income:				
Average expenditure:				
For each low-income unit: \$ Min. \$25,000				
For each moderate-income unit: \$ Min. \$20,000				
Bonuses, if applicable:				
Rental bonuses as per N.J.A.C. 5:97-3.5:				
Rental bonuses as per N.J.A.C. 5:97-3.6(a):				
Very low income bonuses as per N.J.A.C. 5:97-3.7 ¹ :				

\boxtimes	Project/Program Info	rmation Form (previously known	as Projec	ct/Program	Monitoring For	m. If relying	on
	previously submitted 2007	7 monitoring and/or	r subsequent CTM	update, al	so check he	re 🔲 in lieu of :	submitting form	ns.)

Demonstration that there are sufficient market-rate units within the municipality on the multipl listing service for a viable program
Estimate of the amount required to subsidize typical for-sale and/or rental units including an anticipated rehabilitation costs
□ Documentation of funding sources
Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
Spending plan including the details to implement this program
Information and Documentation Required Prior to Substantive Certification
Resolution or executed contract designating an experienced Administrative Agent, and a statemen of his/her qualifications, in accordance with N.J.A.C. 5:96-18
Adopted operating manual that includes a description of program procedures and administration of a statement indicating that the Administrative Agent designated to run the program uses a COAH approved manual
Affirmative Marketing Plan in accordance with UHAC
Market to Affordable Narrative Section
Wantage Township has reached a tentative agreement with Jaret Builder's Inc. with a business address
at 145 Libertyville Road in Wantage New Jersey. The proposal is to construct supportive housing units
available to individuals on eight existing platted lots on Libertyville Road Block 132, Lot 3.20. The
Resolution of Approval, Developer's Agreement, Letter of Commitment from Developer and
Resolution of Commitment from the Wantage Township Committee and verification of initial funding
is provided in the Appendix. Waivers are requested from additional details since the final agreement
has not been approved by both
parties.

¹ Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

(Submit separate checklist for each site or zone)

Municipality/County: Wantage Town	nship, Sussex County				
Project Name/Zoning Designation: <u>Planned Small Community Zone Beemerville</u>					
Block(s) and Lot(s):					
Total acreage: 25	Total acreage: 25 Proposed density (units/gross acre): 1 per Acre				
Affordable Units Proposed: 5					
Family:	Sale:		Rental:		
Very low-income units:	: Sale:		Rental:		
Age-Restricted:	Sale:		Rental:		
Market-Rate Units Anticipated: 25					
Non-Residential Development Antic	ipated (in square feet)	, if app	licable: <u>15,000</u>		
Will the proposed development be state-owned property or be located in	financed in whole or n an Urban Transit Hu	in part ıb or Tr	with State fur ansit Village?	nds, be cons	tructed on No
Bonuses for affordable units, if appli-	cable:				
Rental bonuses as per N.J.A.C. 5	:97-3.5:		-		
Rental bonuses as per N.J.A.C. 5:	:97-3.6(a):				
Very low income bonuses as per	<u>N.J.A.C.</u> 5:97-3.7 ¹ :				
Smart growth bonuses as per N.J.	<u>.A.C</u> . 5:97-3.18:				
Redevelopment bonuses as per N	<u>.J.A.C</u> . 5:97-3.19:				
Compliance bonuses as per N.J.A	<u>C</u> . 5:97-3.17:				
Date inclusionary zoning adop	pted: 3/13/2006	Date	development	approvals	granted:

Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here in lieu of submitting forms.)
Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
Copies of <u>all</u> decisions made on applications for affordable housing development subsequent to adoption of the current zoning
If payments in lieu of on-site construction of the affordable units is an option, submit:
Proposed or adopted ordinance establishing the amount of the payments
Spending plan
A general description of the site or zone, including:
Name and address of owner
Name and address of developer(s)
Subject property street location
☐ Indicate if urban center or workforce housing census tract
Previous zoning designation and date previous zoning was adopted
Current zoning and date current zoning was adopted
Description of any changes to bulk standards intended to accommodate the proposed densities
Tax maps showing the location of site(s) with legible dimensions (electronic if available)
A description of the suitability of the site, including:
Description of surrounding land uses
Demonstration that the site has street access
Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:
Wetlands and buffers
☐ Steep slopes
Flood plain areas

2

Stream classification and buffers
Critical environmental site
Historic or architecturally important site/district
Contaminated site(s); proposed or designated brownfield site
Based on the above, a quantification of buildable and non-buildable acreage
Agreements with developers or approvals for development of specific property, which shall include:
Number, tenure and type of units
Compliance with N.J.A.C. 5:97-9 and UHAC
Progress points at which the developer shall coordinate with the Municipal Housing Liaison
Information and Documentation Required Prior to Marketing the Completed Units
Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
An affirmative marketing plan in accordance with UHAC
Zoning Narrative Section
This zoning was enacted in 2006 consistent with the 2003 Master Plan encouraging development or
redevelopment of the existing hamlets or cross road development patterns located in Wantage
Township. Waivers are requested from suitablity analysis refer to the 2003 Master Plan.

Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

(Submit separate checklist for each site or zone)

Municipality/County: Wantage Town	rship, Sussex County							
Project Name/Zoning Designation: <u>I</u>	Planned Small Comm	unity Zo	one Colesville					
Block(s) and Lot(s):								
Total acreage: 47	otal acreage: 47 Proposed density (units/gross acre): 1 per Acre							
Affordable Units Proposed: 10								
Family:	Sale:	_	Rental:	************				
Very low-income units:	: Sale:	-	Rental:	a-reconstants				
Age-Restricted:	Sale:	<u>-</u>	Rental:					
Market-Rate Units Anticipated: <u>52</u>								
Non-Residential Development Antic	ipated (in square feet), if app	licable: <u>15,000</u>	:				
Will the proposed development be state-owned property or be located in	financed in whole or n an Urban Transit H	in part ub or Tr	t with State fur ransit Village?	nds, be cons	tructed on ☑ No			
Bonuses for affordable units, if appli	cable:							
Rental bonuses as per N.J.A.C. 5	:97-3.5;		_					
Rental bonuses as per N.J.A.C. 5	:97-3.6(a):		_					
Very low income bonuses as per	N.J.A.C. 5:97-3.7 ¹ :		-					
Smart growth bonuses as per N.J.	. <u>A.C</u> . 5:97-3.18:	****	-					
Redevelopment bonuses as per N	<u>.J.A.C</u> . 5:97-3.19:							
Compliance bonuses as per N.J.A	<u>C</u> . 5:97-3.17:							
Date inclusionary zoning adop	pted: 3/13/2006	Date	development	approvals	granted:			

)	\boxtimes	Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here \Box in lieu of submitting forms.)					
	\boxtimes	Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.					
		Copies of $\underline{\text{all}}$ decisions made on applications for affordable housing development subsequent to adoption of the current zoning					
If payments in lieu of on-site construction of the affordable units is an option, submit:							
		Proposed or adopted ordinance establishing the amount of the payments					
		☐ Spending plan					
	A g	eneral description of the site or zone, including:					
		Name and address of owner					
		Name and address of developer(s)					
		☐ Subject property street location					
		☐ Indicate if urban center or workforce housing census tract					
		Previous zoning designation and date previous zoning was adopted					
		Current zoning and date current zoning was adopted					
		Description of any changes to bulk standards intended to accommodate the proposed densities					
		Tax maps showing the location of site(s) with legible dimensions (electronic if available)					
	A description of the suitability of the site, including:						
		☐ Description of surrounding land uses					
		Demonstration that the site has street access					
		Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans					
		Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4					
		Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4					
A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:							
		Wetlands and buffers					
		☐ Steep slopes					
		Flood plain areas					

Stream classification and buffers							
Critical environmental site							
Historic or architecturally important site/district							
Contaminated site(s); proposed or designated brownfield site							
Based on the above, a quantification of buildable and non-buildable acreage							
Agreements with developers or approvals for development of specific property, which shall include:							
Number, tenure and type of units							
Compliance with N.J.A.C. 5:97-9 and UHAC							
Progress points at which the developer shall coordinate with the Municipal Housing Liaison							
Information and Documentation Required Prior to Marketing the Completed Units							
Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18							
Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual							
An affirmative marketing plan in accordance with UHAC							
Zoning Narrative Section							
This zoning was enacted in 2006 consistent with the 2003 Master Plan encouraging development or							
redevelopment of the existing hamlets or cross road development patterns located in Wantage							
Township. Waivers are requested from suitablity analysis refer to the 2003 Master Plan.							

Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey ill be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PART A - PROJECT HEADER										
Municipality:	unicipality: Wantage Township County: Sussex									
Project or Program Name: AMF/CJS Investments										
Project Status (circle current status and enter date of action for that status) Status Date										
Propo	Proposed/Zoned			1988						
Prelin	Preliminary Approval			2008						
Final	Approval									
Affor	Affordable Units under Construction									
Comp	Completed (all affordable certificates of occupancy (C.O.) issued)									
Delet	Deleted from Plan (date approved by COAH))									
Mechanisms - Project / Program Type (circle one)										
Assis	ted Living Facility	Alternative Living Arrangement		Accessory Apartment						
Mark	et to Affordable	Credits without Controls	ЕСНО	100 Percent Affordable						
Inclu	<u>sionary</u>	Rehabilitation	Redevelopment							
If an Inclusionary project, identify subtype (circle all that apply)										
<u>Units</u>	constructed on-site Un	its constructed off-site	Combination	Contributory						
Growth Share Ordinance										
If an Alternative Living Arrangement project, identify subtype (circle one)										
Trans	Transitional Facility for the Homeless Residential Health Care Facility Congregate Living F									
Grou	Group Home Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)									
Perm	Permanent Supportive Housing (unit credit) Supportive Shared Living Housing (bedroom credit)									

PART B - PROJECT DETAIL (Complete all applicable sections) Round 1 **COAH Rules that apply to project:** Round 2 Round 3 Project Address: oject Block/Lot/Qualifier (list all) Block 2 Lot 20.01 **Project Acreage:** Density: 6units/acre Set Aside: 20% Project Sponsor: (circle one) Municipally Developed Nonprofit Developed **Private Developer** Project Sponsor name: AMF Project Developer name: CJS Investments Planning Area (circle all that apply) 2 1 4B <u>5</u> 5**B Highland Preservation** Highlands Planning Area **Pinelands** Meadowlands **CAFRA** Category 1 Watershed **Credit Type** Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation Credit Sub-Type (if applicable) Addressing Unmet Need **Extension of Controls** enstruction Type (circle one) **New** (includes reconstruction and converions) Rehabilitation Flags (circle all that apply) 3.1 Phased **Durational Adjustment** Conversion **Court Project Density Increase Granted** Mediated Project Result of Growth Share Ordinance Overlay Zone **High Poverty Census Tract** Off-Site Partnership Project **RCA Receiving Project** Reconstruction Part of Redevelopment Plan Project Waiver granted yes no Round waiver was granted R1 R2 **R3** Type of Waiver Number of market units proposed 152 Number of market units completed 0 Number of market units with certificates of occupancy issued after 1/1/2004 0

'Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

Number of affordable units under construction 0

Condo Fee percentage (if applicable)

Affordability Average Percentage 1

For Contributory or Combination Sites
Total payment in lieu of building affordable units on site
Number of affordable units created with payment
nunicipal or RCA funds committed to project
Municipal or RCA funds expended
Funding Sources (circle all that apply)
County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 200 HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NIDCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit HMFA HMFA HOME MONI Section 8 Small Cities Other
Effective date of affordability controls
Length of Affordability Controls (in years) 30 years or Perpetual
Administrative Agent To be determined
or Redevelopment Projects
Does this project require deed restricted units to be removed? Yes No
If Yes
of deed restricted units removed
of moderate income units removed
of low income units removed
of very low income units removed
of very low income units removed # of rental units removed
of rental units removed

Affordable Unit Counts

Total no	on-age-res	tricted 38	Sales	3 8	Rentals	Total a	age-restricted	Sales	Rental	s
					age-restricted and rels of residents cu				d for the following	g income
	Low Inco	ome			Non-age restri	cted			Age-restrict	ed
	30% of median income ²									
	35% of median income ³									
	50% of median income			19						
	Moderate Income									
	80% of n	nedian incor	ne		19					
Bedroo	50% = gr $80% = gr$	reater than 3	5 perce 0 perce	nt and nt and	i less than or equal i less than or equal i less than 80 perce	to 50 pe	rcent of median in	come come		
ale uni	ite	efficiency k	W.		1 bedroom low	1	2 bedroom low	11	2 h - 4 1	
		efficiency n					2 bedroom mod			4
Rental u		efficiency lo					2 bedroom low		3 bedroom mod	4
reman a		efficiency n	-						3 bedroom low 3 bedroom mod	
-	eted Units	·	-		tis project Zero to		2 out oom mou		5 octations mod	
			-							
Number	of afforda	ible units in	this pro	ject l	ost through forecle	sures, ill	egal sale or expire	d affordal	bility controls	

no more than 35 percent of median income

² Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning

changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey ill be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PART A	<u>– PROJECT HEADER</u>					
Municipa	lity: Wantage Townsh	uip	County: Sussex	County		
Project or	Program Name: SCARC					
Project S	Status (circle current statu	s and enter date o	f action for that st	atus)	Status Date	
Ì	Proposed/Zoned					
]	Preliminary Approval					
1	Final Approval					
1	Affordable Units under Co	onstruction				
(Completed (all affordable	certificates of occ	supancy (C.O.) iss	sued)	1994	
1	Deleted from Plan (date approved by	/ COAH))			
Mechani	sms - Project / Program	Type (circle one)				
1	Assisted Living Facility	Alterna	tive Living Arra	<u>ngement</u>	Accessory Apartment	
ľ	Market to Affordable	Credits	without Controls	ЕСНО	100 Percent Aff	ordable
I	nclusionary	Rehabil	itation	Redevelopment		
If an Incl	usionary project, identif	y subtype (circle	all that apply)			
τ	Units constructed on-site	Units construc	cted off-site	Combination	Contributory	
(Growth Share Ordinance					
If an Alte	ernative Living Arrange	nent project, ide	ntify subtype (ci	cle one)		
7	Transitional Facility for the	e Homeless	Residential Heal	th Care Facility	Congregate Livi	ing Facility
9	Group Home	Boarding Homes	(A through E) (or	aly eligible for cree	dit for 1987-99 plans)	
F	Permanent Supportive Hou	sing (unit credit)	Support	ive Shared Living	Housing (bedroom credit))

PART B – PROJECT DETAIL	(Complete a	ll applicable sec	tions)			
COAH Rules that apply to proje	ect: Roun	d 1 <u>Rou</u>	nd 2	Round	3	
Project Address: 117 Layton Lan	e					
roject Block/Lot/Qualifier (list	all) Block	42 Lot 5.01				
Project Acreage: N/A	Densi	ity: N/A Set	Aside: N/A			
Project Sponsor: (circle one)	Municipally D	eveloped	Nonprofit De	veloped		Private Developer
Project Sponsor name: SCARC						
Project Developer name: Wantag	ge Group Home					
Planning Area (circle all that appl	ly)					
1 2 3	4 4B	5 5B				
Highland Preservation	Highlands Plan	nning Area	Pinelands	Meadov	vlands	
CAFRA	Category 1 Wa	tershed				
Credit Type						
Prior-cycle (1980 – 1986)	Post-1	986 completed	Proposed/Zone	ed	Rehabil	itation
Credit Sub-Type (if applicable)				•		
Addressing Unmet Need	Exten	sion of Controls		:		
onstruction Type (circle one)	New (includes reconstr	uction and converi	ions)	Rehabili	itation
Flags (circle all that apply)	3.1 Phased	Durational Ad	justment Conve	ersion	Court Pr	roject
Density Increase Granted	Media	ted Project	Overlay Zone	Result o	f Growth	Share Ordinance
High Poverty Census Trac	ct Off-Site	Partnership P	roject	RCA Re	eceiving I	Project
Reconstruction	Part of Redeve	lopment Plan				
Project Waiver granted	yes <u>no</u>	Round waive	r was granted	R1	R2	R3
Type of Waiver						-
Number of market units propose	d	Num	ber of market uni	ts complete	ed	**************************************
Number of market units with cer	tificates of occu	pancy issued af	ter 1/1/2004			
Number of affordable units unde	r construction		<u>.</u>			
Condo Fee percentage (if applical	ble)		Programme of the second			
Affordability Average Percentage	e ¹					

^{&#}x27;Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites
Total payment in lieu of building affordable units on site
Number of affordable units created with payment
unicipal or RCA funds committed to project
Municipal or RCA funds expended
Funding Sources (circle all that apply)
County HOME County Ballal E. J. GDDG B. L. LV
County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202 HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family
LIDAC THIODR HODA EVIA D. 12
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPF
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit
HMFA HMFA HOME MONI Section 8 Small Cities Other
or Redevelopment Projects
Does this project require deed restricted units to be removed? Yes No
If Yes
of deed restricted units removed
of moderate income units removed
of low income units removed
of very low income units removed
of rental units removed
of for-sale units removed
of one-bedroom units removed
of two-bedroom units removed

Affordable	Unit	Counts

Total no	on-age-res	tricted 3	Sales	Rentals 3	Total a	ge-restricted	Sales	Rentals
Comple	ete the char	rt for the n	umber of non-a	ge-restricted and	age-restri	cted units that are r	estricted	for the following income
						siding in the units)		3
	Low Inco	ome		Non-age restri	cted			Age-restricted
	30% of n	nedian inc	ome ²	3				
	35% of r	nedian inc	ome ³					
	50% of r	nedian inc	ome					
	Moderate	e Income						
	80% of n	nedian inco	ome					
Note:	$35\% = g_1$ $50\% = g_2$	reater than reater than	30 percent and 35 percent and	ent of median inc less than or equal less than or equal less than 80 perce	to 35 per to 50 per	rcent of median inco rcent of median inco dian income	ome ome	
Bedroo	m Distrib	ution of A	ffordable Unit	8				
ale uni	its	efficiency	low	1 bedroom low		2 bedroom low	3	bedroom low
		efficiency	mod	1 bedroom mod		2 bedroom mod _	3	bedroom mod
Rental u	ınits	efficiency	low	1 bedroom low		2 bedroom low _	3	bedroom low
		efficiency	mod	1 bedroom mod		2 bedroom mod _	3	bedroom mod
Comple	eted Units							
Number	of afforda	able units c	completed in thi	s project 3 - plus	3 Bonus			
Number	of afforda	able units i	n this project lo	st through foreclo	sures, ille	egal sale or expired	affordabil	ity controls

² Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning

no more than 35 percent of median income

changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey ll be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PART A – P	ROJECT HEADER			
Municipality:	Wantage Township	County: Sussex	County	
Project or Pro	gram Name: Phoenix Proper	ties		
Project Statu	s (circle current status and e	nter date of action for that st	atus)	Status Date
Prop	osed/Zoned			Martin de plate and a second an
Preli	minary Approval			The state of the s
Final	Approval			-
Affo	rdable Units under Construct	tion		
Com	pleted (all affordable certific	ates of occupancy (C.O.) iss	sued)	4/27/2000
Dele	ted from Plan (date approved by COA)	H))		
Mechanisms	- Project / Program Type (circle one)		
Assis	sted Living Facility	Alternative Living Arra	ngement	Accessory Apartment
Mark	et to Affordable	Credits without Controls	ЕСНО	100 Percent Affordable
Inclu	sionary	Rehabilitation	Redevelopment	
If an Inclusio	nary project, identify subty	ype (circle all that apply)		
Units	constructed on-site Uni	ts constructed off-site	Combination	Contributory
Grow	th Share Ordinance			
If an Alterna	tive Living Arrangement p	roject, identify subtype (ci	rcle one)	
Trans	sitional Facility for the Home	eless Residential Heal	th Care Facility	Congregate Living Facility
Grou	ı p Home Boardi	ng Homes (A through E) (or	nly eligible for cre	dit for 1987-99 plans)
Perm	anent Supportive Housing (u	nit credit) Support	ive Shared Living	Housing (bedroom credit)

PART B – PROJECT DETAIL	L (Compl	lete all applicab	le sections)		
COAH Rules that apply to pro	ject:	Round 1	Round 2	Round 3	
Project Address: 27 Morgan Dr	rive				
roject Block/Lot/Qualifier (lis	st all)	Block 121 Lot 1	5.22		
Project Acreage: N/A	!	Density: N/A	Set Aside: N/A		
Project Sponsor: (circle one)	Municipa	ally Developed	Nonprofit D	eveloped	Private Developer
Project Sponsor name: Phoen	nix Properties	s NJ Inc			
Project Developer name: Phoen	nix Properties	s Inc.			
Planning Area (circle all that ap	ply)				
1 2 3	4 4	4B 5	5 B		
Highland Preservation	Highland	s Planning Area	Pinelands	Meadowlan	ds
CAFRA	Category	1 Watershed			
Credit Type					
Prior-cycle (1980 – 1986	6) I	Post-1986 compl	leted Proposed/Zor	ned Rel	nabilitation
Credit Sub-Type (if applicable)			•		
Addressing Unmet Need	i t	Extension of Cor	ntrols		
onstruction Type (circle one)	<u>ī</u>	New (includes re	construction and conver	rions) Rel	nabilitation
Flags (circle all that apply)	3.1 Phase	d Duration	nal Adjustment Conv	version Cou	ırt Project
Density Increase Grante	d N	Mediated Project	Overlay Zone	Result of Gr	owth Share Ordinance
High Poverty Census Tr	act Off-S	Site Partners	ship Project	RCA Receiv	ing Project
Reconstruction	Part of Re	edevelopment Pla	an		
Project Waiver granted	yes <u>n</u>	10 Round	waiver was granted	R1 R2	R3
Type of Waiver	72				
Number of market units propos	sed _		Number of market un	its completed	
Number of market units with co	ertificates of	occupancy issu	red after 1/1/2004	M. de Constitution of the	
Number of affordable units und	ler construc	tion			
Condo Fee percentage (if applic	able) _				
Affordability Average Percenta	ge ¹				

[&]quot;Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites
Total payment in lieu of building affordable units on site
Number of affordable units created with payment
Junicipal or RCA funds committed to project
Municipal or RCA funds expended
Funding Sources (circle all that apply)
County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 2 HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA <u>Capital Fundio</u> Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit N DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit HMFA HMFA HOME MONI Section 8 Small Cities Other
Effective date of affordability controls 4/27/2000
Length of Affordability Controls (in years) or Perpetual
Administrative Agent Phoenix Properties Richard Kochman
or Redevelopment Projects
Does this project require deed restricted units to be removed? Yes No
If Yes
of deed restricted units removed
of moderate income units removed
of low income units removed
of very low income units removed
of rental units removed
of for-sale units removed
of one-bedroom units removed
" AT ONE CARLOUN RING INNOTAR

Total no	on-age-restricted 5	Sales	Rentals 5	Total age-restricted	Sales	Rentals
Comple	te the chart for the	number of non-	age-restricted and a	age-restricted units that are	restricted for	the following income
				rently residing in the units)		
	Low Income		Non-age restric	cted		Age-restricted
	30% of median in	come 2	5			
	35% of median in	come ³				
	50% of median in	come				
	Moderate Income					
	80% of median in	come				
Note:	35% = greater that $50%$ = greater that	n 30 percent and n 35 percent and n 50 percent and	l less than or equal l less than 80 perce	to 35 percent of median inc to 50 percent of median inc nt of median income	come come	
ale unit	ts efficienc	y low	1 bedroom low	2 bedroom low	3 be	edroom low
	efficiency	y mod	1 bedroom mod			edroom mod
Rental u	nits efficiency	y low	1 bedroom low			droom low
	efficiency	y mod	1 bedroom mod	2 bedroom mod	3 be	edroom mod
Complet	ted Units					
Number	of affordable units	completed in th	is project 5 - plus	5 Bonus		
Number	of affordable units	in this project le	ost through foreclo	sures, illegal sale or expired	l affordability	controls

² Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-

Low Income Units. (RCA receiving units not eligible for bonus credits)

Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

hanges to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey ill be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PART A – I	PROJECT HEADER				
Municipality	: Wantage Township	County: Sussex			
Project or Pr	ogram Name: Mountain View	Manor @ Wantage Town (Center		
Project Stat	us (circle current status and en	nter date of action for that st	tatus)	Status Date	
Pro	posed/Zoned				
Pre	liminary Approval	8/17/2004			
Fin	al Approval		8/15/2006		
Aff	ordable Units under Construct	tion		2007	
Cor	npleted (all affordable certific	ates of occupancy (C.O.) iss	sued)		
Del	eted from Plan (date approved by COAI	H))			
Mechanisms	s - Project / Program Type (o	circle one)			
Ass	isted Living Facility	Alternative Living Arrang	gement	Accessory Apartment	
Mar	ket to Affordable	Credits without Controls	ЕСНО	100 Percent Affordable	
Inc	lusionary	Rehabilitation	Redevelopment		
If an Inclusi	onary project, identify subty	pe (circle all that apply)			
<u>Uni</u>	ts constructed on-site Uni	ts constructed off-site	Combination	Contributory	
Gro	wth Share Ordinance				
If an Altern	ative Living Arrangement p	roject, identify subtype (cir	rcle one)		
Trai	nsitional Facility for the Home	eless Residential Healt	th Care Facility	Congregate Living Facility	
Gro	up Home Boardi	ng Homes (A through E) (or	nly eligible for cre	dit for 1987-99 plans)	
Perr	nanent Supportive Housing (u	nit credit) Support	ive Shared Living	Housing (bedroom credit)	

COAH Rules that apply to proje	ect:	Round 1 Round 2			2	Round 3	;			
Project Address:	State h	ighway F	Route 23							
roject Block/Lot/Qualifier (list	all)	Block	4, Lot 1.0)1						
Project Acreage:			Densit	y:	****		Set As	ide:		
Project Sponsor: (circle one)	Munici	pally De	veloped		Nonpro	fit Develo	ped		Private D	evelope
Project Sponsor name: Mounta	in manoi	r @ Wan	itage Tow	n Center						
Project Developer name: Maione	;									
Planning Area (circle all that app	ly)									
1 2 3	4	4B	<u>5</u>	5 B						
Highland Preservation	Highlar	nds Planr	ning Area	ı	Pineland	is	Meado	wlands		
CAFRA	Catego	ry 1 Wat	ershed							
Credit Type										
Prior-cycle (1980 – 1986)	Post-19	986 comp	leted	Propose	d/Zoned		Rehab	ilitation		
Credit Sub-Type (if applicable)					•					
Addressing Unmet Need		Extens	ion of Co	ntrols	:					
onstruction Type (circle one)		New (i	ncludes r	econstruct	ion and c	onverions	s)	Rehabi	litation	
Flags (circle all that apply)	3.1 Pha	sed	Duratio	nal Adjus	tment	Conversi	on	Court l	Project	
Density Increase Grante	<u>ed</u>	Mediat	ed Projec	t Ove	erlay Zon	e	Result	of Growt	h Share Ord	inance
High Poverty Census Tra	ct Off	f-Site	Partner	ship Proje	ect		RCA R	eceiving	Project	
Reconstruction	Part of	Redevelo	opment Pl	lan	Use Var	<u>iance</u>				
Project Waiver granted	yes	no	Round	waiver w	as grante	ed	R1	R2	R3	
Type of Waiver										
Number of market units propose	ed	35	Numbe	r of marl	cet units	complete	d	0		
Number of market units with cer	rtificates	of occup	pancy iss	u e d after	1/1/2004	-	·			
Number of affordable units unde	er constr	uction	-							
Condo Fee percentage (if applica	ble)				manage .					
Affordability Average Percentag	e ¹									

PART B - PROJECT DETAIL (Complete all applicable sections)

[&]quot;Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites
Total payment in lieu of building affordable units on site
Number of affordable units created with payment
unicipal or RCA funds committed to project
Municipal or RCA funds expended
Funding Sources (circle all that apply)
County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202 HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit HMFA HMFA HOME MONI Section 8 Small Cities Other
Length of Affordability Controls (in years) 20 years on Province
Length of Affordability Controls (in years) 30 years or Perpetual
Administrative Agent To be determined
or Redevelopment Projects
Does this project require deed restricted units to be removed? Yes No
If Yes
of deed restricted units removed
of moderate income units removed
of low income units removed
of very low income units removed
of rental units removed
of for-sale units removed
of one-bedroom units removed
of two-bedroom units removed

A	ffo	rda	hle	Unit	Counte

Total n	on-age-restricted 8	Sales	Rentals 8	Total age-restricted	_ Sales _	Rentals				
Comple	ete the chart for the n ries (do not report on	umber of non-ag	ge-restricted and a	ge-restricted units that are restricted units that are restricted units)	<u>estricted</u> 1	for the following income				
	Low Income 30% of median inco 35% of median inco 50% of median inco Moderate Income 80% of median inco	ome ³	Non-age restric	<u>ted</u>		Age-restricted				
Note:	Note: 30% = less than or equal to 30 percent of median income 35% = greater than 30 percent and less than or equal to 35 percent of median income 50% = greater than 35 percent and less than or equal to 50 percent of median income 80% = greater than 50 percent and less than 80 percent of median income Bedroom Distribution of Affordable Units									
Rental un	efficiency n	ow1	bedroom low	21.1	3 b	edroom lowedroom modedroom low				
Complet	ed Units									
Number	of affordable units co	mpleted in this p	project 0							
Number o	of affordable units in	this project lost	through foreclosus	res, illegal sale or expired at	ffordability	controls				

or bursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

- 7 -

² Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Veryow Income Units. (RCA receiving units not eligible for bonus credits)

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey vill be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PART A - PROJECT HEADER

Mun	icipality:	Wantage Township	C	County: Susse	ex	
Proje	ct or Progra	um Name: PKM Holo	dings McCoy's Co	rner		
Proje	ect Status (circle current status a	und enter date of ac	tion for that	status)	Status Date
		d/Zoned				4/13/2006
	Prelimir	nary Approval				
	Final Ap	pproval				12/19/2006 12/19/2006
	Affordal	ble Units under Cons	truction			
	Complet	ed (all affordable cer	tificates of occupa	ıncy (C.O.) is	ssued)	
	Deleted	from Plan (date approved by C		:		
Mech		oject / Program Ty _l				
	Assisted	Living Facility	Alternative	Living Arran	gement	Accessory Apartment
	Market to	Affordable	Credits with	out Controls	ЕСНО	100 Percent Affordable
	Inclusion	<u>iary</u>	Rehabilitation	on	Redevelopment	Too Ferent Anordable
If an I	ıclusionary	project, identify su	btype (circle all th	hat apply)		
	Units con	structed on-site	Units constructed of	off-site	Combination	Contributory
	Growth SI	hare Ordinance				o on a loatory
If an A	lternative I	Living Arrangement	project, identify	subtype (cir.	cle one)	
		al Facility for the Ho			h Care Facility	
	Group Ho	me Boa				Congregate Living Facility it for 1987-99 plans)
	Permanent	Supportive Housing	(unit credit)			
				24hhotti	ve Shared Living F	lousing (bedroom credit)

PART B - PROJECT DETAIL	(Complete	all applicable sect	ions)			
COAH Rules that apply to project	ct: <u>Ro</u> i	und 3				
Project Address: County Route 56.	5 and County	Route 628				
roject Block/Lot/Qualifier (list a	dl) Blo	ck 116 Lot 10.06				
Project Acreage: 20	Den	sity: 6 units/acre	Set Aside: 2	0%		
Project Sponsor: (circle one)	Municipally 1	Developed	Nonprofit De			Private Developer
Project Sponsor name: PKM			-			Tivate Developer
Project Developer name: PKM						
Planning Area (circle all that apply	·)					
1 2 3	4 4B	<u>5</u> 5B				
Highland Preservation	Highlands Pla	nning Area	Pinelands	Mea	dowlands	ı
CAFRA	Category 1 W	atershed				•
Credit Type						
Prior-cycle (1980 – 1986)	Post-	1986 completed	Proposed/Zon	ed	Reha	bilitation
Credit Sub-Type (if applicable)			:			
Addressing Unmet Need	Exten	sion of Controls				
onstruction Type (circle one)	New (includes reconstruc	tion and converie	ons)	Rehat	pilitation
Flags (circle all that apply) 3.	.1 Phased	Durational Adjus				Project
Density Increase Granted	Media	ted Project Ov	erlay Zone	Result		th Share Ordinance
High Poverty Census Tract	Off-Site	Partnership Proje	ect			g Project
Reconstruction Pa	art of Redevel	opment Plan				3
Project Waiver granted ye	es <u>no</u>	Round waiver w	as granted	R1	R2	R3
Type of Waiver						
Number of market units proposed	74	Number of mark	et units comple	ted	0	
Number of market units with certific	cates of occu	pancy issued after	1/1/2004 0			
Number of affordable units under co	nstruction	0				
Condo Fee percentage (if applicable)						
Affordability Average Percentage 1						

Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Cor	ntributory or Combination Sites
	Total payment in lieu of building affordable units on site
	Number of affordable units created with payment
1 unicip	al or RCA funds committed to project
	al or RCA funds expended
	Sources (circle all that apply)
)]]	County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202 HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit HMFA HMFA HOME MONI Section 8 Small Cities Other
Length of	Affordability Controls (in years) 30 years or Perpetual rative Agent To be determined
or Red	evelopment Projects
Does this p	project require deed restricted units to be removed? Yes No
#	of deed restricted units removed
#	of moderate income units removed
#	of low income units removed
(of very low income units removed
#	of rental units removed
(of for-sale units removed
(of one-bedroom units removed

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А	HAR	กฉ	nie	1 1 2 2	18		THE TA

Total no	n-age-restricted 21	Sales	Rentals 21	Total age-re	estricted Sa	les	Rentals		
Complet	e the chart for the nu	mber of no	on-age-restrict	ed and age-r	estricted units that a	re <u>restric</u>	eted for the following inc	ome	
	es (do not report on t								
	Low Income		Non-as	ge restricted			Age-restricted		
	30% of median inco	me ²					Age-restricted		
	35% of median inco	me ³							
	50% of median inco	me		11			- All Accions		
	Moderate Income						Company and Addition Company		
	80% of median inco	me		10					
; ;	30% = less than or ed 35% = greater than 3 50% = greater than 3 80% = greater than 5	0 percent a 5 percent a 0 percent a	and less than c and less than c and less than 8	or equal to 35 or equal to 50	percent of median	income income			
Sale units	efficiency lo)W	l bedrooi	n low	2 bedroom low	,	3 bedroom low		
	efficiency m	od	1 bedroor		2 bedroom mod		3 bedroom mod		
Rental u	nits efficiency le	ow	1 bedroor	n low 3	2 bedroom low	_	3 bedroom lo	w 2	
	efficiency m	od	_ 1 bedroor	n mod 3	2 bedroom mod	d 6	3 bedroom mod 2	w 2	
Complete	ed Units								
Number o	f affordable units co	mpleted in	this project	Zero to Date					
Number o	f affordable units in	this projec	t lost through	foreclosures,	illegal sale or expir	ed afford	ability controls		

² Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

Tursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey ill be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PART A – PROJECT HEADER			
Municipality: Wantage Township	County: Sussex	ζ.	
Project or Program Name: Wantage Ridge !	McCoy's Corner		
Project Status (circle current status and ent	ter date of action for that s	tatus)	Status Date
Proposed/Zoned			4/13/2006
Preliminary Approval			12/19/2006
Final Approval			12/19/2006
Affordable Units under Construction	on .		12(1)/2000
Completed (all affordable certificat	es of occupancy (C.O.) is:	sued)	
Deleted from Plan (date approved by COAH)	;		
Mechanisms - Project / Program Type (cir			
Assisted Living Facility	Alternative Living Arrang	gement	Accessory Apartment
Market to Affordable	Credits without Controls	ЕСНО	100 Percent Affordable
Inclusionary	Rehabilitation	Redevelopment	
If an Inclusionary project, identify subtype	e (circle all that apply)		
<u>Units constructed on-site</u> Units	constructed off-site	Combination	Contributory
Growth Share Ordinance			•
If an Alternative Living Arrangement proj	ect, identify subtype (cir	cle one)	
Transitional Facility for the Homeles	ss Residential Healt	h Care Facility	Congregate Living Facility
Group Home Boarding	Homes (A through E) (on	•	- · ·
Permanent Supportive Housing (unit			Housing (bedroom credit)

COAH	I Rules th	at apply	to proje	et:	Roun	<u>d 3</u>							
Projec	t Address	:County	Route 56	55 and	County R	oute	628						
ojec	t Block/L	ot/Quali	fier (list	all)	Block	Block 116 Lot 10.01							
Projec	t Acreage	:	20		Densi	t y :	6 unit	s/acre	Set Aside: 20)%			
Projec	t Sponsor:	(circle o	ne)	Mun	icipally De	velo	ped		Nonprofit De	veloped		<u>Privat</u>	e Developer
Project	t Sponsor	name:	Wantag	e Ridg	ge								
Project	t Develop	er name:	Wantag	e Ridg	ge								
Plannii	ng Area (d	circle all	that appl	y)									
	1	2	3	4	4B	<u>5</u>		5B					
	Highland	d Preserv	ation	High	lands Planı	ing .	Area		Pinelands	Mead	iowlands	i	
	CAFRA			Cate	gory 1 Wat	ershe	ed						
Credit '	Туре												
Prior-cycle (1980 – 1986)					Post-19	986 с	omple	eted	Proposed/Zor	ıed	Reha	bilitation	
Credit	Sub-Type	(if appli	cable)						·				
:	Addressi	ng Unme	t Need		Extensi	on o	f Cont	trols					
onstru	uction Ty	pe (circle	one)		<u>New</u> (ii	nclud	les rec	onstruc	tion and converi	ons)	Rehal	bilitation	
Flags (c	ircle all th	at apply)	•	3.1 Pl	hased	Du	ration	al Adjus	stment Conve	ersion	Court	Project	•
	Density I	ncrease (Granted		Mediate	ed Pr	oject	Ov	erlay Zone	Result	t of Grov	vth Share O	rdinance
	High Pov	erty Cen	sus Traci	: C	Off-Site	City D. C. L. D. C.			Receivin	g Project			
	Reconstru	uction		Part o	f Redevelo	pmer	nt Plar	1					
Project	Waiver g	ranted		yes	<u>no</u>	Rou	und w	aiver w	as granted	RI	R2	R3	
Type of	Waiver												
Number	r of marke	et units p	roposed		74	Nur	mber	of marl	cet units comple	eted	0		
Number	of marke	et units v	vith cert	ificate	s of occup	ancy	' is s ue	d after	1/1/2004 0				
Number	of afford	able uni	ts under	const	ruction	0							
Condo F	Fee percen	tage (if	applicabl	e)				•					
Affordal	bility Ave	rage Per	centage	1									

PART B - PROJECT DETAIL (Complete all applicable sections)

Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

	ntributory or Combination Sites
	Total payment in lieu of building affordable units on site
	Number of affordable units created with payment
Aunici	pal or RCA funds committed to project
Municip	pal or RCA funds expended
Funding	Sources (circle all that apply)
Effective	County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202 HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPF DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit HMFA HMFA HOME MONI Section 8 Small Cities Other date of affordability controls
	f Affordability Controls (in years) 30 years or Perpetual rative Agent To be determined
or Red	levelopment Projects
Does this	project require deed restricted units to be removed? Yes No
If Yes	
#	of deed restricted units removed
#	of moderate income units removed
	of low income units removed
#	of very low income units removed
#	of rental units removed

of two-bedroom units removed

Affordable Unit Counts

Total no	on-age-restricted 27	Sales	Rentals 27	Total age-re	stricted	Sales	Rentals
Complet	te the chart for the nur	nber of no	on-age-restrict	ed and age-re	estricted units th	nat are reetr	icted for the following income
categorio	es (do not report on th	e income	levels of resid	lents currently	y residing in the	units)	icted for the following income
	Low Income		Non-as	ge restricted			Age-restricted
	30% of median incom	ne ²					
	35% of median incom	ne ³					
	50% of median incom	ne		14			
	Moderate Income						Water to the submininger
	80% of median incon	ne		13			
;	35% = greater than 30 50% = greater than 33 80% = greater than 50 n Distribution of Affo	percent a percent a	and less than o and less than 8	r equal to 50	percent of med	ian income	
ale units	s efficiency lo	w	l bedrooi	n low	2 bedroom	low	3 bedroom low
	efficiency me	od	1 bedroor	n mod	2 bedroom		3 bedroom mod
Rental ur	nits efficiency lo	w	1 bedroor	n low 3	2 bedroom		3 bedroom low 3
	efficiency mo	od	_ l bedroor	n mod 4	2 bedroom	_	3 bedroom mod 3
Complete	ed Units						
lumber o	of affordable units con	npleted in	this project	Zero to Date			
lumber o	of affordable units in t	his projec	t lost through	foreclosures,	illegal sale or e	xpired affor	dability controls

² Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits) ursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey vill be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PAR'	<u> </u>	JECT HEADER				
Muni	cipality:	Wantage Township	County	: Sussex		
Projec	ct or Progra	ım Name: Plagar Rea	lity			
Proje	ct Status (circle current status a	nd enter date of action i	for that statu	s)	Status Date
		d/Zoned			-,	8/12/2004
	Prelimir	nary Approval				
	Final Ap					7/25/2006
	-	ble Units under Cons	truotion			
			tificates of occupancy (C.O.) issued)	
	Deleted	from Plan (date approved by Co	OAH)			
		(date approved by C	OAII))		
Mecha	ınisms - Pr	oject / Program Ty _j	e (circle one)			
	Assisted	Living Facility	Alternative Living	g Arrangeme	ent	Accessory Apartment
	Market to	o Affordable	Credits without C	ontrols	ЕСНО	100 Percent Affordable
	Inclusion	nary	Rehabilitation	Rec	development	
If on Ir	alvai					
TI NU II			btype (circle all that ap	ply)		
	Units cor	structed on-site	Units constructed off-sit	te Co	mbination	Contributory
	Growth S	hare Ordinance				
If an Al	lternative l	Living Arrangemen	t project, identify subt	ype (circle o	ne)	
	Transition	nal Facility for the Ho	meless Residenti	al Health Ca	re Facility	Congregate Living Facility
	Group Ho	ome Boa	rding Homes (A through	h E) (only el	igible for cred	•
	Permanen	t Supportive Housing				Housing (bedroom credit)

COAH Rules that apply to pro	ject:	Rou	<u>nd 3</u>						
Project Address: Libertyville R	oad								
roject Block/Lot/Qualifier (lis	st all)	Bloc	k 166 Lo	t 21.01					
Project Acreage:		Den	sity:	Set A	Aside: 12.5%				
Project Sponsor: (circle one)	Mu	nicipally I	Developed	i	Nonprofit De	eveloped		Private	Developer
Project Sponsor name: Plagar	r Reali	ty			•			211140	Developer
Project Developer name: Plagar	r Realit	:y							
Planning Area (circle all that ap	ply)								
1 2 3	4	4B	<u>5</u>	5 B					
Highland Preservation	High	hlands Pla	-	a	Pinelands	Mea	dowland	r.	
CAFRA		egory 1 W	-			iviou	dowiand	•	
Credit Type		•							
Prior-cycle (1980 – 1986	5)	Post-	1986 com	pleted	Proposed/Zo	nad	D ala	1. 1114 - 41	
Credit Sub-Type (if applicable)				·	110poseu/20	<u>neu</u>	Kena	bilitation	
Addressing Unmet Need		Exten	sion of C	ontrols					
Construction Type (circle one)				•	ction and conver	iono)	D.L.	1. *1*,	
Flags (circle all that apply)	3.1 F	hased		onal Adj		,		bilitation	
Density Increase Granted			ited Projec			ersion		t Project	
High Poverty Census Tra		Off-Site	·		verlay Zone			wth Share Ord	linance
Reconstruction		of Redevel		rship Pro	gect .	RCA	Receivin	g Project	
Project Waiver granted									
_	yes	<u>no</u>			was granted	R1	R2	R3	
Type of Waiver Number of market units propose									
					rket units compl	eted	0		
Number of market units with cer				ued afte	r 1/1/2004 0				
Number of affordable units unde		truction .	. 0						
Condo Fee percentage (if applical	•								
Affordability Average Percentage	e ¹								

PART B - PROJECT DETAIL (Complete all applicable sections)

[&]quot;Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites
Total payment in lieu of building affordable units on site
Number of affordable units created with payment
lunicipal or RCA funds committed to project
Municipal or RCA funds expended
Funding Sources (circle all that apply)
County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202 HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit HMFA HMFA HOME MONI Section 8 Small Cities Other
Effective date of affordability controls
Length of Affordability Controls (in years) 30 years or Perpetual
Administrative Agent To be determined
or Redevelopment Projects
Does this project require deed restricted units to be removed? Yes No
If Yes
of deed restricted units removed
of moderate income units removed
of low income units removed
of very low income units removed
of rental units removed
of for-sale units removed
of one-bedroom units removed
of two-bedroom units removed

	er.	-4-	hl.	WI :4	Count	
А	1111	ras	nie	I I mat	/ Allinto	٥

	1-age-restricted 1 Sales 1				Rentals
Complete categories	the chart for the number of no s (do not report on the income	on-age-restricted and a	nge-restricted uni	ts that are <u>re</u>	stricted for the following income
0	(at the topological and income	iovols of residents cur	rentry residing if	i ine units)	
Ī	Low Income	Non-age restric	eted		Age-restricted
3	80% of median income ²	*****************************			
3	35% of median income ³				
5	50% of median income				-
<u>N</u>	Moderate Income				
8	30% of median income	1	+ 1 Bonus Lot		
δ	60% = greater than 35 percent a 0% = greater than 50 percent a	ınd less than 80 percei	to 50 percent of r nt of median inco	nedian incon me	ne
searoom	Distribution of Affordable U	nits		:	
ale units	efficiency low	_ 1 bedroom low	2 bedro	om low	3 bedroom low
,	efficiency mod	_ 1 bedroom mod	2 bedro	om mod	3 bedroom mod
Rental uni	y 10	1 bedroom low	2 bedro	om low	3 bedroom low
	efficiency mod	_ 1 bedroom mod	2 bedro	om mod 1	3 bedroom mod
Complete	ed Units				
lumber of	affordable units completed in	this project Zero to I	Date		
	affordable units in this project				o
	mano project	. 1000 amough forecits	urcs, megai sale (or expired aff	ordability controls

² Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

ursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey vill be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PAR	T A – PRO	JECT HEADER				
Mun	icipality:	Wantage Townsh	ip	County: Susse	x	
Proje	ct or Progra	m Name: ABD W	antage			
Proje	ect Status (c	circle current status	and enter date of	action for that s	etatus)	Status Date
	Propose				,	8/12/2004
	Prelimin	ary Approval				8/15/2006
	Final Ap	proval				6/13/2000
	Affordat	ole Units under Con	nstruction			
	Complete	ed (all affordable c	ertificates of occu	pancy (C.O.) is	sued)	
	Deleted 1	from Plan (date approved by	:		saca)	
Mech	anisms - Pr	oject / Program T	ype (circle one)			
	Assisted 1	Living Facility	Alternativ	e Living Arrang	gement	Accessory Apartment
	Market to	Affordable	Credits wi	thout Controls	ЕСНО	100 Percent Affordable
	Inclusion	ary	Rehabilita	ation	Redevelopment	Too Forein Anordable
If an I	nclusionary	project, identify	subtype (circle al	that apply)		
		structed on-site	Units constructe		Combination	C. All .
	Growth S	hare Ordinance			Comomation	Contributory
If an A	lternative I	Living Arrangeme	nt project, identi	fv subtyne (circ	ele one)	
		al Facility for the I		esidential Health		0
	Group Hor				-	Congregate Living Facility it for 1987-99 plans)
	Permanent	Supportive Housin				
			<u> </u>	Supportiv	o shared Living F	lousing (bedroom credit)

PART B - PROJECT DETAIL	(Complete	all applicable se	ections)			
COAH Rules that apply to project	: Ro	und 3				
Project Address: Lowe Road and S	mith Road					
roject Block/Lot/Qualifier (list all	l) Blo	ck 54 Lots 8.01,	10, 10.08, and 14			
Project Acreage:	Den	nsity: Set	Aside: 12.5%			
Project Sponsor: (circle one)	Municipally	Developed	Nonprofit D	eveloped	Pı	<u>ivate Developer</u>
Project Sponsor name: ABD War	ntage			•	-	1. ate Developel
Project Developer name: ABD War	itage					
Planning Area (circle all that apply)						
1 2 3 4	4B	5 5B				
Highland Preservation H	ighlands Pla	anning Area	Pinelands	Meadov	vlands	
CAFRA C	ategory 1 W	atershed				
Credit Type						
Prior-cycle (1980 – 1986)	Post-	1986 completed	Proposed/Zo	ned	Rehabilitatio	n
Credit Sub-Type (if applicable)		1.				
Addressing Unmet Need	Exter	nsion of Controls				
onstruction Type (circle one)	New	(includes reconstr	uction and conver	rions)	Rehabilitatio	n
Flags (circle all that apply) 3.1	Phased	Durational Ac	ljustment Conv	ersion/	Court Project	t
Density Increase Granted	Media	ated Project	Overlay Zone	Result of	Growth Shar	e Ordinance
High Poverty Census Tract	Off-Site	Partnership Pa	roject		eiving Projec	
Reconstruction Par	t of Redeve	lopment Plan				
Project Waiver granted yes	<u>no</u>	Round waive	was granted	Ri i	R2 R3	
Type of Waiver						
Number of market units proposed	21	Number of ma	rket units compl	leted 0		
Number of market units with certific	ates of occu	pancy issued aft	er 1/1/2004 0			
Number of affordable units under con	nstruction	0				
Condo Fee percentage (if applicable)						
Affordability Average Percentage 1	-					

[&]quot;Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites	
Total payment in lieu of building affordable units on site	
Number of affordable units created with payment	
Junicipal or RCA funds committed to project	
Municipal or RCA funds expended	
Funding Sources (circle all that apply)	
County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD H HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Fa UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Fu Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit HMFA HMFA HOME MONI Section 8 Small Cities Other	Fees nding NPP
Effective date of affordability controls	
Length of Affordability Controls (in years) 30 years or Perpetual	
Administrative Agent To be determined	
on Bodon 1	
or Redevelopment Projects	
Does this project require deed restricted units to be removed? Yes No	
If Yes	
# of deed restricted units removed	
# of moderate income units removed	
# of low income units removed	
# of very low income units removed	
# of rental units removed	
# of for-sale units removed	
# of one-bedroom units removed	
# of two-bedroom units removed	

Affordable Unit Counts

Total non-a	ge-restricted 2	Sales	Rentals	Total	age-restri	cted	Sales		Rentals
Complete the categories (e chart for the n	umber of n	on-age-restr	icted and	age-restri	cted units t	hat are e units	<u>restrie</u>)	cted for the following income
309 359 509 <u>Mo</u>	w Income 6 of median inco 6 of median inco 6 of median inco derate Income 6 of median inco	ome ³	<u>Non-</u>	age restr	+ 2 Bor	nus Lot			Age-restricted
35% 50% 80%	b = less than or e b = greater than 3 b = greater than 3 b = greater than 5 stribution of Af	30 percent 35 percent 30 percent	and less than and less than and less than	or equal	to 35 per	cent of mad	lia- :	come come	
Sale units Rental units	efficiency lo efficiency m efficiency lo efficiency m	ow	l bedroo	om mod	;	2 bedroom 2 bedroom 2 bedroom 2 bedroom	mod low	2	3 bedroom low 3 bedroom low 3 bedroom mod
Completed Number of aff	Units ordable units co	mpleted in	this project	Zero to]				-	5 octionii mod
	ordable units in					al sale or e	xpired	afforda	bility controls

- 7 -

² Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

Low Income Units. (RCA receiving units not eligible for bonus credits)

Lursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey to COAH.

PART A	<u> – PRO</u> .	JECT HEADER					
Municipa	ality:	Wantage Township		County: S	ussex		
Project o	r Progran	n Name: Christie Develo	opment (Fav	vn Ridge a	t Wantage	:)	
Project S	Status (ci	ircle current status and e	nter date of	action for	that status	s)	Status Date
	Proposed	/Zoned					8/12/2004
	Prelimina	ary Approval					10/04/2005
]	Final App	proval					
1	Affordabl	le Units under Construct	ion				
(Complete	d (all affordable certific	ates of occu	pancy (C.C).) issued)	•	·.
I		om Plan date approved by COAF	· I))		
Mechanis	sms - Pro	ject / Program Type (c	circle one)				
A	Assisted L	iving Facility	Alternativ	e Living A	rrangeme	nt	Accessory Apartment
N	larket to	Affordable	Credits wi	thout Cont	rols	ЕСНО	100 Percent Affordable
<u>L</u>	nclusions	ary	Rehabilita	tion	Red	levelopment	
If an Inclu	ısionary	project, identify subty _l	pe (circle all	that apply)		
			s constructed	l off-site	Cor	nbination	Contributory
		nare Ordinance					
		iving Arrangement pro		fy subtype	(circle or	ne)	
		l Facility for the Homele	ess Re	sidential H	lealth Car	e Facility	Congregate Living Facility
	roup Hom			through E) (only eli	gible for cred	it for 1987-99 plans)
Pe	rmanent :	Supportive Housing (uni	it credit)	Supp	ortive Sh	ared Living F	lousing (bedroom credit)

PART B - PROJECT DETAIL	(Con	nplete a	ll applicat	le sectio	ons)			
COAH Rules that apply to proj	ect:	Rour	nd 3					
Project Address: Pond School R	oad							
roject Block/Lot/Qualifier (list	all)	Block	k 12 Lot 3					
Project Acreage:		Dens	ity:	Set As	ide: 12.5%			
Project Sponsor: (circle one)	Munici	ipally D	eveloped		Nonprofit D	eveloped		Private Developer
Project Sponsor name: Christic	e Develo _l	pment						
Project Developer name: Christic	e Develo _l	pment						
Planning Area (circle all that app	ly)							
1 2 3	4	4B	<u>5</u>	5B				
Highland Preservation	Highlan	ıds Plan	ning Area		Pinelands	Mead	lowlands	
CAFRA	Categor	y I Wa	tershed					
Credit Type								
Prior-cycle (1980 – 1986)	ı	Post-1	986 comple	eted	Proposed/Zo	ned	Rehab	pilitation
Credit Sub-Type (if applicable)		•.						
Addressing Unmet Need		Extens	ion of Con	trols				
onstruction Type (circle one)		<u>New</u> (i	ncludes rec	onstruct	ion and conver	rions)	Rehab	ilitation
Flags (circle all that apply)	3.1 Phas	ed	Duration	al Adjust	ment Conv	version	Court	Project
Density Increase Granted		Mediat	ed Project	Ove	rlay Zone	Result	of Grow	th Share Ordinance
High Poverty Census Trac	t Off-	Site	Partnersh	iip Proje	ct	RCA F	Receiving	Project
Reconstruction	Part of R	edevelo	pment Plar	ı				
		<u>no</u>			s granted	R1	R2	R3
Type of Waiver								
Number of market units proposed		9			et units comp	leted	0	
Number of market units with cert			ancy issue	d after 1	/1/2004 0			
Number of affordable units under		ction	0					
Condo Fee percentage (if applicable	· •				_			
Affordability Average Percentage	i							

[&]quot;Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites
Total payment in lieu of building affordable units on site
Number of affordable units created with payment
lunicipal or RCA funds committed to project
Municipal or RCA funds expended
Funding Sources (circle all that apply)
County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202 HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit HMFA HMFA HOME MONI Section 8 Small Cities Other
Effective date of affordability controls
Length of Affordability Controls (in years) 30 years or Perpetual
Administrative Agent To be determined
or Redevelopment Projects
Does this project require deed restricted units to be removed? Yes No
If Yes
of deed restricted units removed
of moderate income units removed
of low income units removed
of very low income units removed
of rental units removed
of for-sale units removed
of one-bedroom units removed
of two-bedroom units removed

Affordable Unit Count	Mor	dable	I nit	Count
-----------------------	-----	-------	-------	-------

Comple		nber of non-age-r	restricted and	d age-restrict	ed units that are	e restri	Rentals cted for the following income
	Low Income 30% of median incom 35% of median incom 50% of median incom Moderate Income 80% of median income	ee ² ee ³	Non-age rest	ricted - - + 1 Bonu	s Lot		Age-restricted
	30% = less than or equ 35% = greater than 30 50% = greater than 35 80% = greater than 50 a Distribution of Affo	percent and less percent and less percent and less	than or equa	I to 35 perce	m + m P 1' '	come come	
ale units Rental u	efficiency low efficiency mod efficiency low efficiency mod	1 be	edroom low edroom mod droom low droom mod	2 2	bedroom low bedroom mod bedroom low bedroom mod	1	3 bedroom low 3 bedroom low 3 bedroom mod
lumber o	ted Units If affordable units comp If affordable units in thi				sale or expired	afforda	bility controls

² Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-ursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning more than 35 percent of median income

hanges to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey ill be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

FARTA-	PROJECT HEADER			
Municipalit	cy: Wantage Township	County: Sussex		
Project or F	rogram Name: Leone Properties	S		
Project Sta	atus (circle current status and en	ter date of action for that s	tatus)	Status Date
Pro	oposed/Zoned			8/12/2004
Pro	eliminary Approval			6/19/2007
Fir	nal Approval			
Af	fordable Units under Construction	on		
Co	mpleted (all affordable certifica	tes of occupancy (C.O.) iss	sued)	
De	leted from Plan (date approved by COAH))		
Mechanism	s - Project / Program Type (ci	rcle one)		
As	sisted Living Facility	Alternative Living Arrang	gement	Accessory Apartment
Ma	rket to Affordable	Credits without Controls	ЕСНО	100 Percent Affordable
Inc	lusionary	Rehabilitation	Redevelopment	
	ionary project, identify subtyp	e (circle all that apply)		
<u>Un</u>	its constructed on-site Units	constructed off-site	Combination	Contributory
	owth Share Ordinance			
If an Altern	ative Living Arrangement pro	ject, identify subtype (cir	cle one)	
Tra	nsitional Facility for the Homele	ess Residential Healt	h Care Facility	Congregate Living Facility
Gro	oup Home Boarding	g Homes (A through E) (on	ly eligible for crea	lit for 1987-99 plans)
Per	manent Supportive Housing (uni	it credit) Supporti	ve Shared Living	Housing (bedroom credit)

COAH Rules that apply to project	et:	Round	13					
Project Address: County Route 56	55							
roject Block/Lot/Qualifier (list a	ıll)	Block	117 Lot 3	32.01				
Project Acreage:		Density	y:	Set Asi	de: 12.5%			
Project Sponsor: (circle one)	Municip	ally Dev	veloped		Nonprofit De	veloped		Private Developer
Project Sponsor name: Leone Pr	roperties				•	•		
Project Developer name: Leone Pr	roperties							
Planning Area (circle all that apply	y)							
1 2 3	4	4B	<u>5</u>	5 B				
Highland Preservation	Highland	is Plann	ing Area		Pinelands	Mead	owlands	
CAFRA	Category	/ 1 Wate	ershed					
Credit Type								
Prior-cycle (1980 – 1986)		Post-19	86 comp	leted	Proposed/Zor	ned	Rehal	bilitation
Credit Sub-Type (if applicable)								
Addressing Unmet Need	:	Extensio	on of Coi	ntrols				
Construction Type (circle one)	j	New (in	cludes re	construct	ion and conver	ions)	Rehat	pilitation
Flags (circle all that apply)	3.1 Phase			nal Adjus		ersion		Project
Density Increase Granted]	Mediate	d Project	Ove	erlay Zone			th Share Ordinance
High Poverty Census Tract	Off-S	Site	Partners	ship Proje	ect			g Project
Reconstruction I	Part of Re	edevelop	oment Pla	an				5 - ^ J ~ ~ ·
Project Waiver granted	es <u>r</u>	<u>10</u>	Round v	waiver w	as granted	R1	R2	R3
Type of Waiver								
Number of market units proposed	1	13	Number	of mark	et units compl	eted	0	
Number of market units with certi	ficates of				-		•	
Number of affordable units under			0					
Condo Fee percentage (if applicable	e)							
Affordability Average Percentage 1								

PART B - PROJECT DETAIL (Complete all applicable sections)

[&]quot;Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites
Total payment in lieu of building affordable units on site
Number of affordable units created with payment
unicipal or RCA funds committed to project
Municipal or RCA funds expended
Funding Sources (circle all that apply)
County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202 HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit HMFA HMFA HOME MONI Section 8 Small Cities Other
Effective date of affordability controls
Length of Affordability Controls (in years) 30 years or Perpetual
Administrative Agent To be determined
or Redevelopment Projects
Does this project require deed restricted units to be removed? Yes No
If Yes
of deed restricted units removed
of moderate income units removed
of low income units removed
of very low income units removed
of rental units removed
of for-sale units removed
of one-bedroom units removed
of two-bedroom units removed

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A ffo	rdo	hla	I In	iŧ	Caun	te

Total no	n-age-n	estricted 2 Sale	es 2 F	Rentals 0 Total ag	ge-restricted	Sales		Rentals	
Complet	te the cl	nart for the number	r of non-a	age-restricted and	l age-restrict	ed units that are	restric	ted for the following in	ncome
		ot report on the in							
	Low In	come		Non-age restr	ricted			Age-restricted	
	30% of	f median income ²			-				
	35% of	f median income ³			-				
	50% of	f median income		1	+ 1 Bonu	s lot		And there there is a second consequence of the second consequence of t	
	Modera	ate Income							***************************************
	80% of	f median income		1	+ 1 Bone	ıs Lot			
Bedroon	50% = 80% =	greater than 30 per greater than 35 per greater than 50 per ibution of Afforda	rcent and rcent and	less than or equaless than 80 perce	d to 50 perce	ent of median inc	come come		: =
ale unit	ts	efficiency low		1 bedroom low	5	bedroom low	1	3 bedroom low	
		efficiency mod		l bedroom mod		bedroom mod	1	3 bedroom mod	
Rental u	ınits	efficiency low		1 bedroom low		bedroom low	1	3 bedroom low	
		efficiency mod		1 bedroom mod		bedroom mod		3 bedroom mod	
Comple	eted Uı	-				ood oom mou		5 octionii mod	
Number	of affor	dable units comple	ted in thi	is project Zero to	o Date				
Number	of affor	dable units in this	project lo	st through forecle	osures, illeg	al sale or expired	afford	ability controls	

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² Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey ill be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PART	A – PRO	JECT HEADER			
Munici	pality:	Wantage Township	County: Sussex		
Project	or Progra	am Name: Carroll T. Quini	n (Champagne Ridge)		
Project	t Status (circle current status and en	nter date of action for that st	atus)	Status Date
	Propose	ed/Zoned			8/12/2004
	Prelimi	nary Approval			9/23/2008
	Final A	pproval			
	Afforda	ble Units under Constructi	ion		
٠	Comple	ted (all affordable certifica	ates of occupancy (C.O.) iss	ued)	
;	Deleted	from Plan (date approved by COAH	0))		
Mechai	nisms - P	roject / Program Type (c	ircle one)		
	Assisted	l Living Facility	Alternative Living Arrang	gement	Accessory Apartment
	Market	to Affordable	Credits without Controls	ЕСНО	100 Percent Affordable
	Inclusio	nary	Rehabilitation	Redevelopment	
If an In	clusiona	ry project, identify subty	pe (circle all that apply)		
	Units co	onstructed on-site Unit	s constructed off-site	Combination	Contributory
	Growth	Share Ordinance			
If an Al	ternative	Living Arrangement pro	oject, identify subtype (cir	cle one)	
	Transitio	onal Facility for the Homel	ess Residential Healt	h Care Facility	Congregate Living Facility
	Group H	Iome Boardin	g Homes (A through E) (or	lly eligible for cred	lit for 1987-99 plans)
	Permane	ent Supportive Housing (un	it credit) Supporti	ve Shared Living	Housing (bedroom credit)

COAH Rules that apply to project:	Round 3		
Project Address: 40 Fernwood Road			
roject Block/Lot/Qualifier (list all)	Block 113 Lots	2.01 and 2.03	
Project Acreage:	Density:	Set Aside: 12.5%	
Project Sponsor: (circle one) Munici	ipally Developed	Nonprofit Dev	reloped <u>Private Develope</u>
Project Sponsor name: Carroll T. Quinn	า		
Project Developer name: Champagne Rid	ge		
Planning Area (circle all that apply)			
1 2 3 4	4B <u>5</u>	5B	
Highland Preservation Highlan	nds Planning Area	Pinelands	Meadowlands
CAFRA Categor	ry 1 Watershed		
Credit Type			
Prior-cycle (1980 – 1986)	Post-1986 compl	eted <u>Proposed/Zon</u>	ed Rehabilitation
Credit Sub-Type (if applicable)			
Addressing Unmet Need	Extension of Con	trols	
onstruction Type (circle one)	<u>New</u> (includes re	construction and converio	ons) Rehabilitation
Flags (circle all that apply) 3.1 Phas	sed Duration	al Adjustment Conve	rsion Court Project
Density Increase Granted	Mediated Project	Overlay Zone	Result of Growth Share Ordinance
High Poverty Census Tract Off	-Site Partners	hip Project	RCA Receiving Project
Reconstruction Part of F	Redevelopment Pla	n	
Project Waiver granted yes	no Round v	vaiver was granted	R1 R2 R3
Type of Waiver			
Number of market units proposed	11 Number	of market units comple	ted 0
Number of market units with certificates of	of occupancy issu	ed after 1/1/2004 0	
Number of affordable units under constru	etion 0		
Condo Fee percentage (if applicable)			
Affordability Average Percentage 1			

PART B - PROJECT DETAIL (Complete all applicable sections)

^{&#}x27;Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are infordable to low and moderate-income households.

For Contributory or Combination Sites
Total payment in lieu of building affordable units on site
Number of affordable units created with payment
unicipal or RCA funds committed to project
Municipal or RCA funds expended
Funding Sources (circle all that apply)
County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202 HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family UDAG UHORP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit HMFA HMFA HOME MONI Section 8 Small Cities Other
Effective date of affordability controls
Length of Affordability Controls (in years) 30 years or Perpetual
Administrative Agent To be determined
or Redevelopment Projects
Does this project require deed restricted units to be removed? Yes No
If Yes
of deed restricted units removed
of moderate income units removed
of low income units removed
of very low income units removed
of rental units removed
of for-sale units removed
of one-bedroom units removed
of two-bedroom units removed

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	e chart for the number of no o not report on the income				
Lov	Income	Non-age restricted			Age-restricted
30%	of median income ²	All and the same			
35%	of median income ³	ya mpa accorda			
50%	of median income	1 +	l Bonus lot		
Mod	lerate Income				
80%	of median income	1 +	1 Bonus Lot		
35% 50%	b = less than or equal to 30 percent a b = greater than 30 percent a b = greater than 35 percent a c = greater than 50 percent a	percent of median income and less than or equal to 3 and less than or equal to 3	e 5 percent of median inc 0 percent of median inc	ome ome	·.
35% 50% 80%	= greater than 30 percent a = greater than 35 percent a	percent of median income and less than or equal to 3 and less than or equal to 3 and less than 80 percent o	e 5 percent of median inc 0 percent of median inc	ome ome	·.
35% 50% 80% Sedroom Dis	a = greater than 30 percent a b = greater than 35 percent a c = greater than 50 percent a	percent of median income and less than or equal to 3 and less than or equal to 3 and less than 80 percent o	e 5 percent of median inc 0 percent of median inc	ome	room low
35% 50% 80% Bedroom Dis	a = greater than 30 percent a b = greater than 35 percent a b = greater than 50 percent a stribution of Affordable U	percent of median income and less than or equal to 3 and less than or equal to 3 and less than 80 percent of anits	e 5 percent of median inc 0 percent of median inc f median income	ome 1 3 bed	room low
35% 50% 80% Bedroom Dis	a = greater than 30 percent at a = greater than 35 percent at a = greater than 50 percent at a = greater than 50 percent at a stribution of Affordable U efficiency low	percent of median income and less than or equal to 3 and less than or equal to 3 and less than 80 percent of a faits 1 bedroom low	2 bedroom low	1 3 bed 1 3 bed	
35% 50% 80% Bedroom Dis	a = greater than 30 percent a b = greater than 35 percent a c = greater than 50 percent a stribution of Affordable U efficiency low efficiency mod	percent of median income and less than or equal to and less than or equal to and less than 80 percent of the first. 1 bedroom low 1 bedroom mod	2 bedroom mod	1 3 bed 1 3 bed 3 bed	room mod
35% 50% 80%	s = greater than 30 percent as = greater than 35 percent as = greater than 50 percent as = greater than 50 percent as stribution of Affordable U efficiency low efficiency mod efficiency mod efficiency mod	percent of median income and less than or equal to 3 and less than or equal to 3 and less than 80 percent of firsts 1 bedroom low 1 bedroom low 1 bedroom low	2 bedroom low 2 bedroom low 2 bedroom low	1 3 bed 1 3 bed 3 bed	room mod

- 7 -

² Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey ill be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

PART A - PR	OJECT HEADER			
Municipality:	Wantage Township	County: Susses	ζ	
Project or Prog	ram Name: Jaret Builder's	s Market to Affordable		
Project Status	(circle current status and	enter date of action for that s	tatus)	Status Date
Propos	sed/Zoned			8/12/2004
Prelim	ninary Approval			
Final A	Approval			
Afford	lable Units under Construc	etion		
Compl	leted (all affordable certifi	cates of occupancy (C.O.) is	sued)	
Delete	d from Plan (date approved by COA	.H))		
Mechanisms - 1	Project / Program Type	(circle one)		
Assiste	ed Living Facility	Alternative Living Arran	gement	Accessory Apartment
<u>Marke</u>	et to Affordable	Credits without Controls	ЕСНО	100 Percent Affordable
Inclusion	onary	Rehabilitation	Redevelopment	
If an Inclusiona	ary project, identify subt	ype (circle all that apply)		
<u>Units c</u>	constructed on-site Un	its constructed off-site	Combination	Contributory
Growth	Share Ordinance			
If an Alternativ	e Living Arrangement p	roject, identify subtype (ci	cle one)	
Transit	ional Facility for the Hom	eless Residential Heal	th Care Facility	Congregate Living Facility
Group l	Home Board	ing Homes (A through E) (or	nly eligible for cred	•
Perman	ent Supportive Housing (unit credit) <u>Suppor</u>	tive Shared Livin	g Housing (bedroom credit)

COAH Rules that apply to project:	Round 3					
Project Address: Libertyville Road						
roject Block/Lot/Qualifier (list all)	Block 132 Lots	3.20				
Project Acreage:	Density:	Set Aside:				
Project Sponsor: (circle one) Mun	nicipally Developed	Nonprofit Dev	eloped Private Developer			
Project Sponsor name: Jaret Builder	.'s					
Project Developer name:						
Planning Area (circle all that apply)						
1 2 3 4	4B <u>5</u>	5B				
Highland Preservation High	nlands Planning Area	a Pinelands	Meadowlands			
CAFRA Cate	gory 1 Watershed					
Credit Type						
Prior-cycle (1980 – 1986)	Post-1986 comp	oleted <u>Proposed/Zone</u>	d Rehabilitation			
Credit Sub-Type (if applicable)						
Addressing Unmet Need	Extension of Co	entrols				
onstruction Type (circle one)	New (includes re	econstruction and converio	ns) Rehabilitation			
Flags (circle all that apply) 3.1 P	hased Duratio	onal Adjustment Conver	sion Court Project			
Density Increase Granted	Mediated Projec	t Overlay Zone	Result of Growth Share Ordinance			
High Poverty Census Tract (Off-Site Partner	ship Project	RCA Receiving Project			
Reconstruction Part of	of Redevelopment Pl	lan				
Project Waiver granted <u>yes</u>	Round	waiver was granted	R1 R2 R3			
Type of Waiver Time to provide addition	nal details and execu	ute the agreement.				
Number of market units proposed	0 Numbe	r of market units comple	ed 0			
Number of market units with certificat	es of occupancy issu	ued after 1/1/2004 0				
Number of affordable units under cons	truction 0					
Condo Fee percentage (if applicable)						
Affordability Average Percentage 1						

PART B - PROJECT DETAIL (Complete all applicable sections)

Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

For Contributory or Combination Sites
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Effective date of affordability controls
Length of Affordability Controls (in years) 30 years or Perpetual
Administrative Agent To be determined
:
n Dedants and Destruction
br Redevelopment Projects
Does this project require deed restricted units to be removed? Yes No
If Yes
of deed restricted units removed
of moderate income units removed
of low income units removed
of very low income units removed
of rental units removed
And the state of t
of for-sale units removed
of one-bedroom units removed
of two-bedroom units removed

A	ffo	rds	hle	Uni	t Ca	unte

Total non-age-restricted 40

Total non-	age-restricted 40 Sales	0 Rentals 40 Total age-	restricted Sales _	Rentals
Complete t	he chart for the number of	non-age-restricted and age-	restricted units that are res	tricted for the following income
categories	(do not report on the incom	e levels of residents current	ly residing in the units)	as the following income
Lo	ow Income	Non-age restricted		Age-restricted
30	% of median income ²			10021010
35	5% of median income 3	40		
50	% of median income			
<u>M</u>	oderate Income			All American American
80	% of median income			
80	% = greater than 35 percen	t and less than or equal to 3. t and less than or equal to 50 t and less than 80 percent of Units	nercent of median incom	e e
Sale units	efficiency low	l bedroom low	2 bedroom low	3 bedroom low
•	efficiency mod	1 bedroom mod	2 bedroom mod	3 bedroom nod
Rental unit	s efficiency low	1 bedroom low	2 bedroom low	3 bedroom low
	efficiency mod	1 bedroom mod	2 bedroom mod	3 bedroom mod
Complete	d Units			
Number of a	affordable units completed i	in this project Zero to Date		
Number of a	affordable units in this proje	ect lost through foreclosures	, illegal sale or expired affo	ordability controls

no more than 35 percent of median income

² Pursuant to N.J.AC. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits) Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning